



MOUNT EDGECOMBE ESTATE TWO LANDSCAPE AND ENVIRONMENT RULES:



[Note: These Rules take effect on 24 July 2023 and are subject to amendment from time to time in accordance with the Memorandum of Incorporation.]

MOUNT EDGECOMBE ESTATE TWO **LANDSCAPE AND ENVIRONMENT RULES:**

The Landscape and Environment Rules (hereafter referred to as “L&E Rules”) relates to the following:

- Landscape Installations
- Garden Maintenance
- Building alterations affecting gardens
- Sale of Properties
- any other policies relating to the Landscape and Environment on Mount Edgecombe Country Club Estate (hereafter referred to as the Estate)

“Resident” means a Purchaser, Owner, Member, Co-Owner, Corporate Owner, Trustee, Lessee

These rules are to assist the Resident and Contractor in understanding the various requirements needing to be met in order for the Estate to maintain its excellent standards, as well as ensure that all service providers employed by our Residents in a private capacity provide service consistent with this good reputation the Estate has earned for its property upkeep and pleasing aesthetical standards.

This document is to be read and applied in conjunction with the Estate Planning and Aesthetic (P&A) Rules and should there be any discrepancy or uncertainty as to any aspect of a build, alteration or addition, then consultation with both P&A and L&E Departments needs to take place beforehand.

All Landscape and Environment Service providers are required to be registered with the Estate and abide by the L&E Service Providers Rules. This document is available on request from the Mount Edgecombe Country Club Estate Two Management Association (MECCEMA).

It must be noted that Mount Edgecombe Country Club Estate Two (hereafter referred to as “MECC2”) is a registered Conservancy and therefore all Landscaping, Garden maintenance and Environmental practices for this Estate are also designed in accordance with best practices for the environment. These rules may be amended from time to time should any relevant legislation necessitate such amendment or should it be deemed necessary in the best interests of the Estate and its environment.

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A. LANDSCAPING WORK

Private gardening is encouraged and all efforts to beautify the Estate are supported. The installation of first-time, new gardens, major and / or minor garden revamps shall comply with the procedures and rules laid down herein by the Homeowners Association and any other guidelines issued from time to time.

Landscape Installations:

- These need to be carried out by Estate-registered Landscape Installers or Garden Maintenance contractors who are also registered Landscape Installers. Landscape Installers are required to abide by the L&E Service Providers Rules document.
- Any contractor wishing to become a Landscape Installer needs to make application to MECCEMA and submit the required information as per the requirement list.
- Private Gardeners or Garden Maintenance contractors are not permitted to carry out landscape installations unless they are authorised by MECCEMA to do so.
- Landscape plan approvals need to be received in writing from MECCEMA before any landscape work begins, failing which the work will be stopped immediately until the required procedure is followed and authorisation given by MECCEMA to proceed.

Landscape revamp work relating to building alterations:

- Proposed landscape plans need to be submitted at the same time as the building alteration plans.

Notes regarding all Landscaping work:

- All garden designs are to be as water-wise as possible (plant selection should be drought-hardy to conserve water).
- Please consult with MECCEMA when planting any tree/s, so as to ensure the right tree is chosen for your property.
- Property sales/transfers will not be affected for gardens that were installed prior to the 70/30 species requirement.
- Exotic plants refer to plants not indigenous to South Africa but that are not classified as Invasive Species.

A.1 Major Garden Revamps / Changes

Definition:

- For 50% or more of the garden being changed.

A.1.1 Indigenous-to-Exotic Plant material ratio (70/30)

- Plant material content must consist of a minimum ratio of 70% indigenous to 30% exotic

A.1.2 Alien Invasive Plant Species: (AIP)

- No categorised 1, 2 or 3 AIP are allowed to be planted.
- Any planting of such will be required to be removed.

A.1.3 Protected Plant Species, licences, certification

- Please note that future removal of protected plants (e.g. trees) used in landscapes may be subject to prior approval from relevant environmental Authority.
- Proof of license, certification or permit may be required for the use and possession of protected plant or other material used in a garden / landscape.

A.1.4 Landscape Plan Drawing:

- For building alterations to properties, proposed garden design layouts must be submitted at the same time as architectural plan submission for MECCEMA approval prior to the garden installation.

A.1.5 Plan Submissions:

- Plan submission fees/levies are invoiced by MECCEMA to the Homeowner and made payable to MECCEMA.
- Please note that plan submission fees/levies may change every year.
- For further details relating to Plan submissions please refer to the "L&E Service Providers Rules" document.

A.1.6 Landscape Implementation:

- Landscape installations are required to be installed within 3 months for after building alterations on a property are completed, unless specific arrangements have been made with MECCEMA or within 3 months of commencement of a revamp if no building operations are involved.

A.2 Minor Garden Revamps / Changes

Definition :

- Less than 50% of the total garden area of the property
- Plans are not required for internal areas that are of 15m² or less, but merely a list of the proposed plant material to be submitted to MECCEMA for approval prior to planting. These smaller garden area changes are permitted once per year.
- Plans and prior approval are however required for any landscaping carried out on an Estate verge.

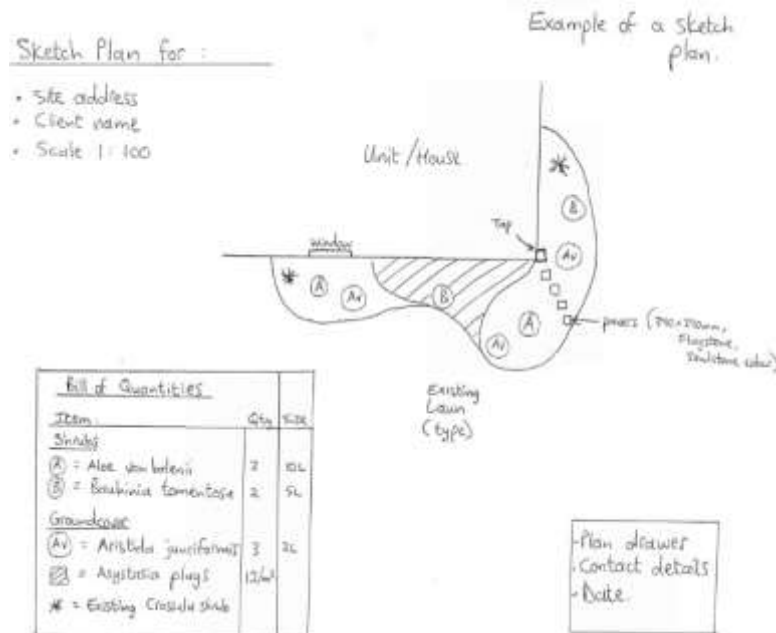
A.2.1 Indigenous-to-Exotic Plant material ratio:

- The required minimum of 70% indigenous-to-30% exotic plant ratio still applies.

B.2.2 Sketch Plan Drawings:

- Areas larger than 15m² require a Landscape Sketch Plan drawn by a MECCEMA-registered Landscaper or Designer and are to be submitted for prior approval before installation.
- Sketch plans are to be neatly presented, easily readable and comply with the same requirements as for major revamp plans but do not need to be as formal or on an architect's plan.

Please see below Sketch Plan example:



A.2.3 Plan Submission Fees/Levies:

- Submission fees/levies are invoiced by MECCEMA and made payable to MECCEMA. Please note that plan submission fees/levies may change every year.

A.3 Landscape Installers

A.3.1 Registration of Landscape Installers:

- All landscape installers are to be registered with MECCEMA, are to be active members of SALI (South African Landscape Institute) and abide by these L&E Rules at all times. For further details please refer to the L&E Service Providers Rules document.

A.4 Plant material not permitted to be planted on the Estate:

- A.4.1 Groundcover: Categorized alien invasive plant species; Tradescantia (Rhoeo) spathacea (including the miniature varieties)
- A.4.2 Shrubs: Categorized alien invasive plant species; exotic tree ferns (e.g. Australian Tree Fern); any new hedge (mass) planting of Duranta 'Sheena's Gold (individual plants are still permitted) or Eugenia myrtifolia (Syzigium paniculatum).
- A.4.3 Trees: Categorized alien invasive plant species; or Fever Trees (Vachellia xanthophloea).
- A.4.4 Palms: Queen palms (Syagrus romanzoffiana)

Please note: As the plant list may change from time to time, please refer to the Mount Edgecombe Country Club Estate Website for updated lists.

A.5 Materials / Items not permitted to be used in landscape designs or in gardens:

- A.5.1 No painted or unpainted garden statues & ornaments (garden gnomes; water features; painted boulders; rocks; etc) are permitted on verges or in view from the roadside or golf course.
- A.5.2 Hard landscaping such as bollards (wooden or concrete type), rocks or boulders are not permitted to be installed on verges in attempt to stop vehicles parking on them.
Use of weathered rock or boulders in a landscape on a verge will need to be applied for via MECCEMA and written authorisation received from MECCEMA before being used.

- A.5.3 A maximum of 35% of open ERF area is permitted to be covered by solid paving, including the driveway area.
- A.5.4 Hard landscaping elements such as fountains, gazebos, fish ponds, water features, etc. need to have specific application made to MECCEMA in order to be used.
- A.5.5 All Ferro-Art type fences are to be fully planted up so as to screen them.

A.6 Lawn Planting

Instant lawn of good quality is to be used and planting work to be of good standard. No grass sprigging is permitted without written authorisation from MECCEMA.

A.6.1 Registration of Instant Lawn Installers:

- Only MECCEMA-registered Instant Lawn suppliers / installers or Landscape installers are permitted to carry out **major** lawn planting: 150m² or more.

A.6.2 Workmanship:

- Installations or rehabilitations need to be of good quality standard.

A.6.3 Verge Lawn reinstatements:

- Estate verges needing to be rehabilitated / reinstated as a result of damage through property alteration/construction activity damage or other activity is to be done at the Resident's cost and to Estate standard.
- An Estate-registered landscaper or Instant Lawn contractor is to be used for this reinstatement.

A.6.4 Lawn types not permitted:

The following grass types are not permitted to be planted or only limited planting will be allowed:

- Kikuyu grass (*Pennisetum clandestinum*): not permitted at all.
- Kearsney or Carpet Grass (*Axonopus compressus*): not permitted to be planted in areas bordering Green Belts or EPA's.
- Any other lawn on the categorised invasive plant species list.

A.6.5 Artificial Lawn Installations:

All artificial lawn installations require written approval from MECCEMA prior to installation and are to be installed by a MECCEMA-registered contractor and in accordance with the L&E Service Providers Rules.

Artificial lawns may be accepted where/if:

1. Natural grass cannot be grown due to shade aspect.
2. The artificial turf is not on a verge area.
3. Good quality artificial grass is to be used
4. An annual service plan for the duration of the product warranty is in place.

A.7 Estate Verge Planting by Residents / Homeowners:

Please note: The 3m verge width from road kerb edge inwards remains common area and there may be times where Municipality need to carry out work on them. Landscaping and irrigation system installations in the area are done at Resident's own risk and any damages to landscaping and the associated rehabilitation/reinstatement costs will be for the Resident's account.

- A.7.1 Written authorisation from MECCEMA will be needed prior to planting as well as the installation carried out by a registered landscape installer.
- A.7.2 A sketch plan will need to be submitted to and approved by MECCEMA.
- A.7.3 Any landscaping on a verge will then be the responsibility for the Resident to maintain thereafter and such responsibility will then be taken over by any new owner, should the property be sold.
- A.7.4 Written authorisation from MECCEMA is needed prior to any tree being planted on an Estate verge. The Estate reserves the right to determine the type of tree allowed to be used in such planting.

A.8 Retainer Walls:

- A.8.1 All retainer walls are to be planted with a suitable groundcover and coverage to be a minimum of 80% of the total wall area at all times. Dead plant material is to be replaced when needed.
- A.8.2 No painting of retainer walls is permitted.
- A.8.3 Treated gum poles retainers for minor soil retention and landscaping are permitted but are to be a max height of 1m. Written approval by MECCEMA is needed prior to installation and must be installed by an MECCEMA-registered landscape installer or builder.

B. GARDEN MAINTENANCE

B.1 Private Garden Maintenance:

- Maintenance of private gardens is the sole responsibility of the Resident.
- Residents may choose whether to use an MECCEMA-registered garden maintenance service provider or their own private gardener.
- All garden standards are to comply with the minimum levels of quality as laid out in these L&E Rules.
- Gardens failing to meet these minimum standards of quality will be advised via written notice from MECCEMA and will be required to bring any item/s up to acceptable standards within a reasonable time frame.

B.2 Private Gardeners

B.2.1 Training:

Once-a-year, a MECCEMA-run garden training course is provided for private gardeners, which covers garden maintenance standards and alien invasive plant identification and eradication. The training will be conducted by the Estate L&E Department at no cost to the Resident and a certificate of competence will be given to the private gardener, valid for 36 months. This training is not compulsory but Residents are encouraged to make use of this service.

B.2.2 Standards:

Garden standards are to meet the basic standards as laid out in these L&E Rules

B.2.3 Garden Inspections:

With prior permission, private gardens may be inspected by MECCEMA from time to time, to ensure quality standards are being met and upheld.

B.2.4 Dumping in EPA's or Greenbelts:

No garden refuse, other waste or building material is permitted to be dumped or stored in any greenbelt or EPA area.

B.2.5 Criminal or Violent acts:

Should a private gardener be involved in any criminal and/or violent act, he/she may be subject to being banned from further access to the Estate.

B.2.6 Compliance with Estate security and Health & Safety requirements:

Any private garden staff are to be made aware of any security rules applying to the Estate, for example (but not limited to):

- > unsanitary acts are not permitted to be carried out within any garden or common area
- > No littering

> No harming or interference with any Estate wildlife.

B.2.7 Alien Invasive Plant (AIP) Species:

Free training is provided by MECCEMA for identifying AIP's. Private gardeners are expected to be familiar with what plants are declared invasive plant species and to remove any such plants they find in the gardens that they maintain. MECCEMA also provide free AIP inspection reports for properties.

B.2.8 Maintenance Area restrictions:

B.2.8.1 Private gardeners may only work within the cadastral boundary of the Resident's property, unless maintaining planting installed by a Resident on an Estate verge.

B.2.8.2 Private gardeners are not permitted to carry out any work in a common area, Greenbelt or EPA without written authorisation from MECCEMA.

B.3 Garden Maintenance Contractors

- All Garden Maintenance contractors are to be registered with MECCEMA. Unregistered Garden maintenance contractors will not be permitted to gain access onto the Estate via reference numbers unless otherwise agreed upon by MECCEMA beforehand.
- For registration and other Contractor requirements please enquire with MECCEMA L&E Department or refer to the L&E Service Providers Rules Document.

B.4 Sectional Title Garden Maintenance

B.4.1 All sectional titles are to make use of a MECCEMA-registered Garden Maintenance service provider. Private gardeners are not permitted to carry out the entire maintenance of the complex, however, a private gardener may be used for "top-up" type service to the property.

B.4.2 All sectional title gardens are to conform to the maintenance standards laid out in these rules.

B.5 Rental / Leased Property Garden Maintenance

These properties are to employ the services of a MECCEMA-registered garden maintenance contractor. Please refer to the clauses in the Leasing Agreement.

B.6 Garden Standards

Where it is in the opinion of MECCEMA that the condition of a garden is not up to the standards required for the Estate, MECCEMA shall be entitled to give written notice and report to the Resident, requiring any necessary corrective improvement/s to be carried out within a reasonable specified time frame.

Garden standards will generally be assessed on the following criteria:

B.6.1.1 Weeding, cleaning and edging of flowerbeds:

Flowerbeds to be kept clean (weed & litter free) and neat (plant material cleaned of old, dry leaves; regularly trimmed and edged).

B.6.1.2 Mowing of lawns:

Lawns should not be allowed to grow excessively long and should be mowed with the correct equipment and at the correct height for the grass type.

Generally, all lawns are to be mowed once-a-week in the growing months (Sep – May) and every second or third week in the cooler months (Jun – Aug).

B.6.1.3 Quality of Lawns:

Weeds should be kept controlled.

Lawn health should not be allowed to deteriorate to a poor quality or have excessive bare patches in it.

B.6.1.4 Plant Trimming & Pruning:

Shrubs and groundcovers are to be kept regularly pruned and trimmed, not being allowed to grow excessively bushy, out of control or looking unkempt.

Removal of dead and/or problematic palm fronds, when required.

B.6.1.5 Paved Surfaces:

All paved surfaces are to be kept free of weed growth.

Hard surfaces to be swept regularly and leaf litter and/or soil not allowed to accumulate on them for long periods.

Algae on paving is to be regularly treated or removed.

B.6.1.6 Garden refuse:

Please Note: It is strictly prohibited to dump any garden refuse generated from private gardens in any EPA (Environmentally Protected Area), Greenbelt or Community Centre on the Estate.

Garden refuse must be placed in the appropriate DSW blue garden waste plastic bags and stacked on the pavement together with domestic refuse on the day of the week appointed for collection of refuse by Local Council / Municipality.

If the collection truck is missed, the bags are to be brought back into the property.

Garden refuse is not to be left out on the verges overnight.

Garden refuse may not be stored in areas within the garden that are visible from the road. If garden refuse is stored out of sight within the property, it should not be stored there for any lengthy period of time.

B.6.1.7 Flowerbed Mulching:

The use of correct mulching practices in flowerbeds is encouraged so as to reduce watering requirements and add to soil humus content.

B.6.1.8 Alien Invasive Plants (AIP):

No declared categorised alien invasive plant species (AIP), including aquatic species, are permitted to be grown in gardens.

Alien invasive plant lists and sample pictures can be viewed on the Mount Edgecombe Country Club Estate Website under the heading: South Africa's National Listed Invasive Species and Alien Invasive Plants Most Commonly Found On Our Estate. Please note that the invasive species lists do change from time-to-time so Residents are advised to refer to the website at least every 6 months, or arrange for an appointment for the L&E manager to inspect the garden to give advice if they are unsure.

B.6.2 Garden maintenance whilst Homeowners / Residents are away:

Gardens are to be kept in good standard and not be allowed to deteriorate to unacceptable condition during the course of a Resident's extended absence, (e.g. whilst away on holiday) or should their private gardener leave their employ without notice.

B.6.3 Gardens in relation to the Sale of Properties:

At the time of a property being on the market for sale, MECCEMA needs to be advised so that the garden of the property can be inspected. A written L&E Sale Report will then be provided to the Seller, informing of what items need attending to.

B.6.3.1 Alien invasive plants (AIP)

Should any alien invasive plants (AIP) be present, a list of such will be issued to the Seller in the Report, who must then ensure that such plants are correctly and thoroughly removed by an approved/accredited contractor, as part of MECCEMA requirements needing to be met before the property sale be allowed to proceed.

MECCEMA will assist in providing replacement planting suggestions and management plans where such AIP's have existed on site prior to these Rules and that form significant privacy screening.

B.6.3.2 Poor Garden Standards

Should a garden be found to be in poor state, the Seller will be advised and may be required to bring it up to the minimum standard permitted on the Estate or the Buyer may purchase as "voetstoets" and provide written undertaking to restore the garden to Estate standards.

B.7. Irrigation Systems

Every attempt to conserve water usage on the Estate is encouraged. Irrigation systems are to receive regular so as to ensure that any faults are timeously fixed and water leaks or wastage is not excessive.

B.7.1: Should a private garden irrigation leak not be attended to within 3 days of a reported leak then MECCEMA reserves the right to appoint an approved irrigation contractor to carry out the necessary repair so that no further water loss occurs. This repair work cost will be for the Resident's expense.

B.7.2: During times of water restrictions, it is the responsibility of all Residents to ensure their irrigation systems are suitably adjusted, or in extreme cases turned off, so as to ensure that water is conserved and they are in compliance with local municipality requirements / instructions / law.

B.8 Verge Mowing

In order to keep general uniformity and ensure verge lawn standards are upheld, the mowing of all common area verges will be done by the Estate landscape maintenance service provider, unless special arrangement has been made with MECCEMA.

B.9 Damages to Estate Verges & Islands

Any damage done to an Estate landscaped flowerbed, island or verge lawn, through any vehicles belonging to, visiting or carrying out work for a Resident; or by any employee of and/or contractor working for a Resident, will be repaired at the cost of the Resident and the remedial work carried out in accordance with these L&E Rules and to MECCEMA's satisfaction.

B.10 Trees: Pruning, Poisoning, Felling and Removal

All tree pruning and/or felling is to be carried out by a MECCEMA-registered tree feller.

B.10.1 Major tree pruning (30% or more of the tree being pruned), felling, poisoning and/or removals require MECCEMA's prior approval and are only to be carried out by a MECCEMA-registered tree felling contractor or garden maintenance contractor registered and authorised by MECCEMA to carry out such work.

B.10.2 No tree may be poorly pruned (resulting in incorrect growth, de-stabilisation of the tree or not to correct horticultural technique).

B.10.3 Residents are to ensure that tree branches and/or shrub growth growing in their property is regularly pruned away from roadways, pedestrian walkways, golf cart paths and neighbouring properties.

B.11 EPA (Environmentally Protected Area) and Green Belt Areas

B.11.1 Properties bordering onto an EPA will have a 1m strip between the property

boundary and the EPA mowed and/or cleared by the Estate landscape maintenance service provider.

This will be done monthly during the growing season months (October – May) or when growth is requiring cutting during the cooler months (June – September).

- B.11.2 No unauthorised access into these areas by Residents (persons and/or any vehicle), visitors/guests of Residents, Residents' pets, or any other contractors' staff and/or their vehicles is permitted.
- B.11.3 Walking, running and Mountain Biking is permitted, at Residents' own risk, on the allocated trails through certain EPA and Green Belt areas, in the times allocated for these activities. These times must be adhered to. No riding or walking off the designated trails is allowed.
No littering in such areas will be permitted.
- B.11.4 No form of motorbike riding is permitted in any EPA at any time.
- B.11.5 No Resident, their employee or contractor is permitted to catch, hunt, fish, lay snares or traps, camp or erecting any form of shelter (temporary or permanent) in any of the EPA or Green Belt areas.
- B.11.6 Areas marked as "No Entry" areas are not to be accessed and such signage is to be strictly adhered to.

B.12 Pest Control

- B.12.1 All environmentally-friendly pest control products and methods are promoted and encouraged on the Estate. Every attempt must be made to try control garden pest problems by means of either organic remedies or those products less harmful to the environment.
- B.12.2 No indiscriminate use of pesticides which could damage or harm the environment, wildlife or other Residents or their pets.
No general, blanket-type applications are permitted. Any chemical containers must be correctly disposed of / destroyed so as not to pose any threat to any Resident, pet, wildlife or the surrounding environment.
- B.12.3 Only MECCEMA-registered and accredited pest control operators / contractors are permitted to work on the Estate. Contractors to have valid PCO certification required for application of all agricultural remedies on the Estate, as required by Law.
- B.12.4 Properties bordering water surfaces, EPA and/or Green Belt areas will need to exercise particular caution in regard to pesticide applications.

For further details regarding pesticide contractors please refer to the L&E Service Providers Rules document.

B.13 Weed Control (Herbicides)

- B.13.1 Contractors to have valid PCO certification required for application of all agricultural remedies on the Estate, as required by Law.
- B.13.2 No harmful herbicides to be indiscriminately used on the Estate which could damage or harm the environment or other Residents or their pets.
- B.13.3 All staff applying such herbicides must be suitably trained and qualified to do so and any chemical containers must be correctly disposed of / destroyed so as not to pose any threat to any Resident, pet, wildlife or the surrounding environment.

B.14 Estate Wildlife

- B.14.1 The killing, endangering, catching, causing undue stress to or harming of any Estate wildlife is not permitted and is subject to Estate contravention.
- B.14.2 No unauthorised release of any animal (including a pet of any kind) into an EPA, Greenbelt, common area or water body by any resident and/or guest of a Resident is permitted.
- B.14.3 No pet is permitted to roam freely in any EPA, Greenbelt or common area at any time.

B.15 Painting, building and other contractors

- B.15.1 No disposal of any material generated from site work into common areas, EPA's, Green Belt areas, streams or any water bodies, storm water drains or sewer lines is permitted.

C. "ECO-GARDENS"

Should Residents wish to install or maintain an "Eco-Garden" (i.e. a natural, indigenous garden designed to be a mini eco-habitat for wildlife), the following criteria will have to be met before being permitted to be allowed to do so:

- C.1 Written request for the garden to be formally registered as an Eco Garden with MECCEMA.
- C.2 Such registration will need neighbours' consent, which cannot be withheld unduly without sufficient motivation.
- C.3 The engagement of the services of a suitably qualified and MECCEMA-approved consultant will be needed on a regular basis (at least quarterly) for such a garden.
- C.4 The below MECCEMA maintenance requirements will need to be met for such a garden:

- C.4.1 Maintaining a neat, “natural but controlled” appearance and interface with any Estate Road or the golf course (if bordering golf course).
- C.4.2 The garden is to be free of alien invasive plants.
- C.4.3 The garden areas bordering neighbouring properties are always to be neatly trimmed and edged.
- C.4.4 All hard surfaces are properly maintained as laid out in these rules.
- C.4.5 No undesirable animals (e.g. vermin, rodents) are allowed to take up residence in the property. Any home-made composting structures and/or methods to be pre-approved by MECCEMA prior to installation and to be properly managed so as not to cause any vermin or health issues.
- C.4.6 Lawn areas are mowed at least every week in the growing months (September – April) and every 3 – 4 weeks in the cooler months (May – August).
- C.4.7 No part of the garden may be a health and/or safety hazard
- C.4.8 Should the above requirements not be met, the Estate reserves the right to instruct the Resident/Homeowner to have the garden changed back to that of a standard one.

D. BUILDING ALTERATIONS AFFECTING THE LANDSCAPE/ ENVIRONMENT

During building alterations / construction phase, all gardens are still to be maintained to MECCEMA standards, in compliance to these L&E rules.

For further information regarding Building alterations please refer to the L&E Service Providers Rules document.

CONTRAVENTIONS AND PENALTIES:

The amount of the penalties applicable to any Resident/Homeowner and/or their employee or contractor contravening these Estate L&E Rules will be determined by the Board and may be revised by the Board from time to time.