

AGREEMENT OF SALE

BETWEEN

First Trade and Invest 4 (RF) Proprietary
Limited

Registration number 2008/005270/07

herein represented by Janine Francis

duly authorized thereto by a Resolution

("the

Seller")

AND

Name Purchaser 1

1: _____

Identity Number Purchaser 1

Name Purchaser 2

2: _____

Identity Number Purchaser 2

Contact No's:

("the Purchaser/s")

1. DEFINITIONS AND INTERPRETATIONS

- 1.1 In this Agreement, unless the context otherwise requires, the following words and expressions shall have the meanings assigned to them hereunder.
- 1.1.1 "the Conveyancers" means; Victor and Partners Inc; Unit 10, 2nd Floor, High Cliff Office Park, 77 Wilhelmina Avenue, Corner Christiaan De Wet, Constantia Kloof, 1709
- 1.1.2 "the Property "means: ERF _____ in _____, Province of Gauteng measuring _____.
- 1.1.3 "the Purchaser" means _____.
- 1.1.4 "the Purchase Price" means _____.
- 1.1.5 "the Seller" means, First Trade and Invest 4 (RF) Proprietary Limited Registration number 2008/005270/07.
- 1.1.6 "Transfer" means registration of transfer of the Property into the name of the Purchaser in the appropriate Deeds Registry.
- 1.1.7 "VAT" means Value Added Tax.
- 1.2 Words importing natural persons shall include a reference to bodies corporate and other legal persons and vice versa;
- 1.3 Words importing the masculine shall include a reference to the feminine and other genders;
- 1.4 Words importing the singular shall include a reference to the plural and vice versa;
- 1.5 Annexures to this Agreement shall be deemed to have been incorporated herein and shall form an integral part hereof;
- 1.6 A reference to a party in a document includes that party's successors and permitted assigns;
- 1.7 Any reference to an Enactment is to that enactment as at the date of signature hereof and as amended or re-enacted from time to time;
- 1.8 Where the day on or by which anything is to be done is not a business day, it shall be done on or by the first business day thereafter;
- 1.9 Where any number of days is prescribed in this Agreement, same shall be reckoned exclusively of the first and inclusively of the last day, unless the last day falls on a Saturday, Sunday or Public Holiday, in which case, the last day shall be the next succeeding day which is not a Saturday, Sunday or Public Holiday;
- 1.10 A reference to a document includes an amendment or supplement to, or replacement or novation of that document;
- 1.11 The captions and headings appearing in this Agreement are for reference purposes only and shall not affect the interpretation hereof;
- 1.12 If any provision is a definition (or under this heading "Interpretation" and/or any other heading in this Agreement) and is a substantive provision conferring rights or imposing obligations on any party, notwithstanding that it is only in the definition (or such other clause) effect shall be given to it as if it were a substantive provision in the

body of the Agreement;

- 1.13 Where figures are referred to in numerals and words, if there is any conflict between the two, the words shall prevail.

2. PURCHASE AND SALE

- 2.1 The Seller hereby sells to the Purchaser, who hereby purchases the Property at the Purchase Price and subject to all the conditions of title as set out in the title deed of the Property and as imposed by the Local Authority on the Seller, and further subject to certain conditions imposed in favour of the Selcourt Homeowners Association; and subject to;

2.1.1A building package in terms whereof the Developer undertakes to build or causes to be built a dwelling house in accordance with the specifications pertaining to materials to be used in construction of the house more fully described in Annexure "B" hereto.

3. PURCHASE PRICE

The purchase price shall be paid to the Seller's Conveyancers as follows:

- 3.1 by means of a deposit of _____
in cash to be held in trust pending registration with the Seller's Transferring Attorneys, VICTOR AND PARTNERS INC within 7 (SEVEN) days of signature of this Agreement.
- 3.2 The balance of the purchase price shall be secured within 30 (thirty) days after approval of the Purchaser's bond with reference to clause 4 hereof, by means of a bank guarantee, which guarantee shall be furnished to the Conveyancers on demand and shall be payable to the Seller against registration of transfer of the property into the name of the Purchaser.
- 3.3 The Purchaser consents to the investment of the deposit in terms of Section 86(4) of the Legal Practice Act, 2014, with all interest, minus the 5 % interest which accrues to the Legal Practitioners Fidelity Fund in terms of Section 86(5) of the said Act, to accrue for the benefit of the Purchaser.

4. SUSPENSIVE CONDITIONS

- 4.1 This Agreement is subject to and conditional upon the Purchaser being granted a loan for an amount of _____ by a Bank or other recognised financial institution upon security of a first mortgage bond to be registered against the property or such lesser amount as the Purchaser may elect to accept. Such loan shall be granted within 30 (Thirty) days from date of signature of this Agreement, which period may be extended at the sole option of the Seller. Should the Purchaser elect to accept a lesser amount, the balance of the purchase price must be paid to the Seller's Transferring Attorneys within 7 (seven) days from date of approval of the Purchaser's mortgage bond.
- 4.2 The Purchaser hereby authorises the Seller and/or the agent, if any, to apply for the said loan on his behalf, and undertakes to sign all documents and/or forms required in this regard and to furnish any and all relevant information requested by the said Bank or Institution aforesaid.
- 4.3 The Purchaser undertakes to apply for the aforesaid loan within 3 (three) days of the date

of signature hereof, and any failure by the Purchaser to comply with any of the provisions of this clause shall constitute a material breach of this agreement.

- 4.4 Should the aforesaid loan not be granted within the specified period or the extended period provided for, this agreement shall automatically lapse and be of no further force or effect. In such event all amounts paid by the Purchaser shall be refunded to him forthwith.
- 4.5 This agreement is subject thereto that the Purchaser applies and becomes a member of the Selcourt Estate Homeowners Association and agrees to be bound by its Constitution and Rules.
- 4.6 This Agreement is subject to the resolutive condition that if, at the sole and absolute discretion of the Seller, at any time prior to registration of transfer of the property into the name of the Purchaser, the Seller shall deem that it is no longer economically viable for the Seller to sell the property to the Purchaser for the Purchase Price and then notifies the Purchaser in writing, then this agreement shall be null and void and of no force or effect.

5 WARRANTIES

- 5.1 The Seller hereby gives and makes to the Purchaser the warranties set out hereunder on the basis that the Purchaser has entered into this Agreement on the strength of such warranties, which the Seller represents will be true and correct both as at the signature date and as at the date of Transfer. All the warranties given in terms of this Agreement shall be deemed to be material.
- 5.2 The Seller warrants that: -
 - 5.2.1 The Seller is the registered owner of the Property and will be entitled and able to give Transfer of the Property to the Purchaser.
 - 5.2.2 Save for the rights of any existing bondholders (which bond/s will be cancelled on Transfer), the Property is further unencumbered and save further for any conditions of title contained in the Title Deed relating to the Property, is free from any further restrictions or other encumbrance whatsoever.
- 5.3 Save for the aforegoing the Property is sold voetstoots insofar as the National Consumer Act permits and so far as the same is applicable, and subject to such conditions and servitudes mentioned or referred to in the Title Deeds and the relevant diagrams relating to the Property home-owners association conduct rules and all other conditions and servitudes which may exist in regard thereto. In particular, the Seller shall not:
 - 5.3.1 be responsible to point out any boundaries of the Property to the Purchaser, nor
 - 5.3.2 be responsible to the Purchaser for any deficiency in the extent of the Property that may be found upon the measurement thereof; nor
 - 5.3.3 be entitled to an increase in the purchase price in respect of any excess in the extent of the Property.
- 5.4 The signatories of this Agreement on behalf of the respective parties warrant that they are duly authorized by way of resolutions by their respective principals (if applicable) to bind such parties to the terms hereof.

6 RISK, BENEFIT & OCCUPATION

- 6.1 The Purchaser/s shall be entitled to take possession and occupation of the property on the date of registration of transfer of the property from the Seller to the Purchaser from which date all risk, benefit/profit and loss in the property shall pass to the Purchaser. From the date of registration of transfer, the Purchaser/s shall be liable for all expenses with regard to the Property, including rates, taxes, levies, water and electricity consumption provided to the Property.
- 6.2 Should the Seller not be able to afford possession and occupation to the Purchasers on date of registration, caused by whatever delay or event beyond the control of the Sellers, then the Purchasers shall obtain possession and occupation at such earliest date possible that the Sellers are able to afford such possession and occupation and the parties agree that such date shall, for purposes of this agreement, then be regarded as the possession and occupation date.
- 6.3 Should the Purchaser take occupation before Transfer no tenancy shall thereby be created and under no circumstances will the Purchaser acquire any lien or be entitled to any compensation for any improvements effected to the Property. Should this sale terminate for whatever reason prior to Transfer, the Purchaser shall be obliged to vacate the Property immediately.
- 6.4 The Purchaser acknowledges that on taking possession and occupation of the Property, the buildings and facilities on the adjacent or nearby erven comprising the township may be incomplete and that occupants of the Property may consequently suffer inconvenience from building operations and from noise and dust resulting therefrom and that the Purchaser shall have no claim whatsoever against the Seller by reason of any such inconvenience.

7 TRANSFER

- 7.1 Transfer of the Property into the name of the Purchaser shall be effected by the Conveyancers as soon as possible.
- 7.2 The Consignment Developer shall be responsible for and shall pay to the Conveyancers on demand the costs occasioned by the registration of Transfer of the Property into the Purchaser's name, including the cost of registration of any bond if applicable.
- 7.3 The Seller shall be responsible for and shall pay any and all levies, rates, charges and taxes due in respect of the Property up to the date of Transfer.
- 7.4 Each party undertakes to sign all such documents and do all such other things as may be necessary to effect Transfer in the most expeditious manner possible.

8 BREACH

- 8.1 Should the Purchaser fail to make any payments in terms of these conditions of sale on the due date or should there be any other breach of any of the other terms hereof and should the Purchaser fail to remedy such breach within seven (7) days after written notice to the Purchaser by the Seller, then the Seller shall be entitled to the following remedies:
 - 8.1.1 To claim specific performance of the sale hereunder, whereupon the full purchase price shall immediately become due and payable within thirty (30) days of written notice of specific performance being given to the Purchaser, whether or not so provided in any other part of these conditions of sale; or
 - 8.1.2 To cancel the sale hereunder, repossess the Property and to retain all amounts paid as "roukoop" or pre-estimated damages. The parties hereto agree that

any amount so retained as damages will represent the fair and reasonable damages suffered by the Seller, or

- 8.1.3 To cancel the sale hereunder, repossession the Property and to claim damages from the Purchaser. The Seller shall be entitled to hold all amounts received by it until such time as the actual amount of the Seller's damage has been determined by a Court of competent jurisdiction, and to set-off the amount so determined.
- 8.2 Upon this agreement being cancelled in terms of this clause 7, the Purchaser shall immediately be dispossessed of the Property and hereby agrees and binds himself forthwith to give up possession and vacate the Property.
- 8.3 The Seller's remedies in terms of this clause are without prejudice to any other remedies which the Seller may be entitled to in law.

9 WAIVER AND INDEMNITIES

- 9.1 The Seller shall not be liable for any loss or damage sustained by the Purchaser, his family members, visitors or occupants of the property at any time as a result of damage to property, injury or death of persons (being either bodily injury or material damages) caused as a result of any defect in the dwelling or outbuildings or other improvements on the property, or caused by rain, wind, hail, lightning, fire, storms, leaks in the roof or damage caused by riots, strikes or actions by the enemies of the State, vis major (an irresistible force) casus fortuitus (an uncontrollable accident or event of any nature), whether caused as a result of the negligence of the Seller or otherwise and the Purchaser indemnifies the Seller against any claim resulting from such damage, loss, death or injury.
- 9.2 It is recorded that the indemnification aforesaid does not detract from any claim that the Purchaser may have due to the application of Act 68 of 2008 or the Regulations promulgated in terms thereof, should said Act apply to this transaction.

10 ADDRESSES AND NOTICES

- 10.1 For the purpose of this Agreement, including the giving of notices in terms hereof

and the serving of legal process, the parties choose domicile citandi et executandi ("domicile") as follows: -

Seller at: Building 1, 1st Floor, 51 Gogosoa Str, Observatory, Cape Town, 7925

Postal Address: P.O. Box 878, Cape Town, 8000

Purchaser at: Address: _____

Postal Address: _____

Tel No: (W) _____

Tel No: (H) _____

Cell no: _____

E-mail: _____

A party may at any time change its domicile by notice in writing, provided that the new domicile is in the Republic of South Africa and consist of, or includes, a physical address at which process can be served.

- 10.2 Any notice given in connection with this Agreement must be delivered by hand to the domicile chosen by the party. Any notice or process delivered on any party by hand in connection with any matter or subject arising out of this Agreement, shall be deemed to have been duly delivered if handed to any responsible person at the domicile chosen by any party and it shall not be necessary to hand such process or notice to any party personally.

11. SPECIAL CONDITIONS

The Purchaser hereby agrees to the registration of the following condition against the Title Deed of the property, namely:

SUBJECT to the following conditions imposed in favour of SELCOURT ESTATE HOME OWNERS ASSOCIATION (a Voluntary Association):

- (a) The owner of the property (or any interest therein or subdivision thereof) shall not be entitled to transfer the property until the Board of Trustees or their duly authorised representatives have certified and consented that the Member has at date of transfer fulfilled all his/her/its obligations to the Association (or its successors in title). Such consent may not be withheld unless:
 - (i) such Member/Owner is indebted to the Association in any way in respect of levies or other amounts which the Association may in terms of these presents be entitled to claim from him;
 - (ii) the proposed transferee has not agreed to become a Member of the Association or to be bound by the Constitution;
 - (iii) such Member remains in breach of any of the provisions of this Constitution or of the Associations rules after notice from the Trustees requiring him to remedy such breach.
- (b) The owner of the property shall not make any application of the rezoning, consolidation or subdivision of the property without the prior written consent of the association.

12. ENTIRE AGREEMENT

This Agreement is in substitution of any prior Agreements, concluded regarding and pertaining to the Property, which are hereby cancelled and constitute the entire Agreement between the parties with regards to the matters dealt with herein and no representations, terms, conditions, or warranties, express or implied, not contained in this Agreement shall be binding on the parties.

13. VARIATION AND CANCELLATION

No agreement varying, adding to, deleting from, or cancelling this Agreement shall be effective unless reduced to writing and signed by or on behalf of the parties. No waiver specifically, implicitly or by conduct, of any right to enforce any term of this Agreement shall be effective unless reduced to writing and signed by or on behalf of the waiving party.

14. INDULGENCES

No indulgences granted by a party shall constitute a waiver of any of that party's rights under this Agreement and accordingly that party shall not be precluded consequences of having granted such indulgence, from exercising any rights against the other party which have

arisen in the past or which may arise in the future.

15. JURISDICTION

For the purpose of resolving any dispute which may exist or occur between the parties hereto, the parties consent to the jurisdiction of the Magistrate's Court.

16. ALIENATION OF LAND ACT, 103 OF 1998

16.1 It is hereby recorded that the Purchaser may, within 5 (Five) days after signature of the sale agreement, revoke the sale agreement, by written notice delivered to the Seller or its agent within that period.

16.2 The period of 5 (Five) days as contemplated in clause 12.1 above shall be calculated with the exclusion of the day upon which the offer was made and of any Saturday, Sunday, or public holiday.

16.3 The written notice contemplated in clause 12.1 above shall be effective only if it: -

16.3.1 is signed by the Purchaser or his agent acting on his written authority;

16.3.2 identifies the sale agreement that is being revoked; and

16.3.3 is unconditional.

16.4 Where a sale is revoked in terms of this clause 12, every person who received any amount from the Purchaser in respect of the sale agreement shall refund the full amount of such payment to the Purchaser within 10 (Ten) days of the date on which the notice referred to in clause 12.1 was delivered to the Seller or its agents.

16.5 The provisions of this clause 12 will not apply if: -

16.5.1 The purchase price of the property exceeds the amount of R250 000.00 (Two Hundred and Fifty Thousand Rand);

16.5.2 The Purchaser is a trust or a person other than a natural person;

16.5.3 The Seller and Purchaser have previously entered into a sale agreement for the same stand on substantially the same terms; and

16.5.4 The Purchaser has reserved the right in terms of the sale agreement, to nominate or appoint another person to take over the rights and obligations of the Purchaser as stipulated in the sale agreement in question.

17 CONDITIONS:

The purchaser warrants that the construction of the housing will be done within the requirement of any environmental law and environmental permit issued to the seller and agrees to indemnify the seller against any losses or liability caused by the purchaser or purchasers' agents.

The purchaser agrees that the housing unit to be constructed on the Property will comply with the basic building specification attached as Annexure A to this agreement

THUS, DONE AND SIGNED at _____ on this the _____ day of
_____, in the presence of the undersigned witnesses.

AS WITNESSES: -

1. _____

2. _____

SELLER

THUS, DONE AND SIGNED at _____ on this the _____ day of
_____, in the presence of the undersigned witnesses.

AS WITNESSES

1. _____

2. _____

PURCHASER 1

PURCHASER 2

ANNEXURE “A”

SPECIFICATIONS – ARCHITECTURAL GUIDELINES

Owners and their building contractors must comply with the following architectural rules and guidelines to ensure an orderly process of development, protecting the interests of all residents. Any owners intending to carry out any of the following activities must obtain prior written approval from the SELCOURT ESTATE Homeowners Association:

1. WORK REQUIRING PERMISSION

- 1.1. Site plans for new buildings and all structural aesthetic and external alterations to existing structures.
- 1.2. Underground construction (i.e.) drains. Water pipes, electricity, telephone conduits and any other underground work.
- 1.3. Painting and repair of external facades.
- 1.4. Awnings, projecting roofs and trellises.
- 1.5. Garages and carports
- 1.6. Swimming pools and external paving.
- 1.7. Walls, gates or any landscape construction.
- 1.8. Cutting down trees.

2. APPROVAL OF BUILDING PLANS

- 2.1. The directors of the Selcourt Estate Homeowners Association (SELCOURT ESTATE HOA) may appoint a committee or an individual to act as estate architect to whom they have delegated the authority to approve building plans for new houses or alterations to existing houses within the estate.
- 2.2. An owner will be required to submit the building plans to the estate architect for inspection. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document.
- 2.3. Two copies of all documents shall be submitted for approval. One copy to be retained by the committee for its records and the other returned with stamped approval together with any comments to the owner.
- 2.4. In order to avoid unnecessary costs, it is recommended that the owner arrange a consultation with the estate architect before proceeding with the design of his house.
- 2.5. If building plans contain adequate information and conform to the estate rules and the approved architectural style, they will be approved within one week of submission.
- 2.6. The building plans must be submitted to the Managing Agent's Offices (LETCOR) or to the estate manager onsite.

3. LOCAL AUTHORITIES

Once plans have been approved, stamped and signed by the estate architect, the building plans may be submitted to the local authority for its consideration. On receipt of the local authority's approval, the owner may proceed with the construction of the building in accordance with the building by-laws, standard building regulations, the approved building plans, and Selcourt Estate HOA architectural guidelines.

4. TRANSGRESSION AND PENALTIES

Should any construction work not comply with the terms and conditions of the approved project the SELCOURT ESTATE HOA will formally notify the owner to cease all activities and modify the work and/or drawings in order to comply with the terms and conditions herein. If the owner fails to comply with this notice, then the SELCOURT ESTATE HOA will apply to the judicial authorities to obtain a formal stop order. The legal costs will be for the account of the owner, and the owner will also be

responsible to restore the site to its former state.

5. CONDITIONS RELATING TO THE EXECUTION OF THE WORKS

The following conditions are to ensure that all construction activities at SELCOURT ESTATE proceed in an orderly manner. It relates specifically to building contractor activity and is binding on all owners. It is the responsibility of the owners to ensure that their building contractor is made aware of the conditions and complies strictly with them. The conditions for building contractors are set out in the document "Builders Code of Conduct", which must be read in conjunction with this document. If it becomes apparent that a contractor is not following the conditions, the SELCOURT ESTATE HOA will have the right to suspend building activities immediately and accepts no liability for any losses sustained by the owner because of this action.

6. ARCHITECTURAL RESTRICTIONS

The objective is to achieve an interesting range of mutually compatible house designs where much freedom is allowed within the framework of the architectural guidelines provided. All houses (included outbuildings) shall be designed to conform to these guidelines as to the satisfaction of the SELCOURT ESTATE HOA's estate architect. The decision on whether the plans are acceptable shall be at the sole discretion of the SELCOURT ESTATE HOA's estate architect, whose decision shall be taken within the framework of the guidelines contained herein.

7. FENCES

- 7.1. Owners are allowed to erect a wall/fence around their property, providing that the following is considered:
- 7.2. The wall/fence must either be erected out of bricks, or it should resemble the iron palisade fence surrounding the Selcourt Estate.
- 7.3. If the wall/fence is built out of bricks, then the bricks can either be left raw, OR plastered with which case the wall should be painted the same color as the house.
- 7.4. The wall/fence may not exceed the height of 1.8m.

8. TREATMENT OF STORM WATER

- 8.1 Owners must take considerable care to landscape their properties in such a way that storm water flow be directed towards the streets and other storm water ducts and catchment areas.
- 8.2 It will be expected from all owners of lower lying properties to accommodate the excess storm water from higher lying areas, which cannot be directed to the storm water channels as provided.

9. LANDSCAPING

Landscaping should be implemented in order to prevent erosion and help deal with storm water. Owners are encouraged to plant indigenous rather than exotic plant species. Landscaping should respect existing trees on the property. Established vegetation within the road reserve should be taken into account when positioning access points to sites. Under no circumstances are any indigenous plants to be removed without proper written consent from the SELCOURT ESTATE HOA.

10. DSTV AND RADIO

The positioning of TV antenna and satellite dishes and other unsightly objects such as washing lines etc, are subject to approval by the SELCOURT ESTATE HOA.

SPECIFICATIONS - BUILDERS CODE OF CONDUCT

In order to ensure that all construction activity at Selcourt Estate proceeds in an orderly manner, with the least possible disruption to other residence owners, certain conditions have been adopted.

These conditions relate specifically to building contractor activity and are binding on all owners. It is the responsibility of owners to ensure that their building contractor is made aware of the conditions and complies strictly with them.

If it becomes apparent that a contractor is not following the conditions, the SELCOURT ESTATE HOA has the right to immediately suspend building activity and accepts no liability for any losses sustained by the owner as a result of this action.

The following conditions will apply:

2. PRECONDITIONS

Before building activity commences, building plans to be approved by the SELCOURT ESTATE HOA and local authority.

3. WORKING HOURS

Construction work will not be permitted on Sundays and Public holidays.

4. ENCROACHMENT

No contractor shall be allowed to encroach on any other site or any public area or pavement area for building operations, without the prior permission being obtained by the SELCOURT ESTATE HOA. Permission will only be granted in exceptional circumstances.

5. LIMITS OF BUILDING ACTIVITY

All activities relating to house construction must be confined within the erf boundary where construction is taking place. This relates to location of staff, sighting of material, storage bins etc.

6. STORAGE FACILITIES

The contractor will be allowed to erect storage sheds/huts within the boundaries of the building for the construction period.

7. DISPOSAL OF RUBBISH & FIRES

It is the responsibility of the contractor and his staff to see that the site is always kept in a neat and tidy condition. Burning of rubbish and open fires generally are not permitted under any circumstances. Fires made for cooking purposes must be in fireplaces which will contain the fire and not endanger the surrounding grass or the environment. During building operations, rubble and fill arising from building activities must be accumulated within the boundaries of the site and must be removed at appropriate intervals.

8. CLEANING OF VEHICLES

No washing or cleaning of construction vehicles on the site or within the boundaries of the estate will be allowed. Vehicles spilling oil or other substances are not allowed within the estate.

9. ROADS AND ROAD VERGES

The contractor shall be responsible for any damages to roads, kerbs or road verges within the estate. Contractors must therefore ensure that the kerbs and sidewalks in front of their building site are adequately protected from damage by the building operations. Contractors must also ensure that the road in front of their building site is at all times swept clean. This is to minimize damage and ensure longevity of the brick road surface.

10. NOISE

All noise on the site and within the estate must be kept to the minimum.

11. PROTECTION OF TREES AND WILDLIFE

Any person disturbing, harming or destroying any animal, reptile or bird, or setting any traps or snares will be summarily evicted from the estate. Contractors and owners must take care to protect all indigenous trees on their sites as far as possible. No damage to any trees outside a building site and within the estate or within the immediate vicinity of the estate will be allowed.

12. UNDESIRABLE CONDUCT

The contractor will be responsible for the conduct of his employees at all times. The owner/contractor will adhere to the rules set out in this code of conduct at all times. The SELCOURT ESTATE HOA may terminate building activities until such time as the position has been rectified as well as the levying of a penalty to the amount of R500 on the owners' levy account for any contravention of this code.

13. FURTHER CONDITIONS

The SELCOURT ESTATE HOA reserves the right to issue further conditions or controls from time to time in the form of written notification as deemed necessary.