



MECCEMA - 1

Mount Edgecombe Country Club Estate Management Association 1

(Association Incorporated under Section 21 of the Companies Act) Registration No. 1992/003562/08

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TO ALL DOG OWNERS

Once again it has become necessary to reinforce the Estate Rules pertaining to Dogs on the Estate.

Over the last years, numerous complaints and reports have been received by this office concerning continuous barking, unattended animals and free roaming dogs on the Estate.

It is also of concern that the majority of Residents do not like to complain and that the increase in reports substantiates a situation of increased transgressions.

It is regrettable that this correspondence has to be addressed to all Dog Owners, as some Residents take great care to ensure that their pets are not troublesome and are correctly looked after. Should the contents of this letter not apply then please disregard the points made.

The common issues are as follows:

1. Dogs are being left unattended during the day and night causing them to bark at any disturbance, movement or activity within the village area. When residents are at home, these dogs are easily quietened. This situation is totally disrespectful to other Residents and unacceptable.
2. Dogs are frequently being walked in the morning or late afternoon without leashes and without any effort being made to clean up after them. This Estate has a history of diligent attention to this aspect, which appears to have eroded.
3. Free roaming dogs are commonplace in the Birkdale and St Andrews villages and the majority of these dogs do not have collars or name tags.

One of the most serious implications of the above transgressions is that our Security personnel are called on to respond to these incidents. This reaction removes them from their more important duties and could jeopardize the safety of the Estate.

It has now become necessary for Management to enforce the Rules of the Estate regarding dogs and strict compliance is required. Numerous complaints have been addressed personally with Residents with little or no result.

The Board of MECCEMA-1 has reviewed the current situation and has approved measures to ensure strict compliance with the rules listed below in paragraph 5 of the Conduct Rules for the Estate.

With immediate effect a schedule of Fines will be imposed for all offences relating to control of pets on the Estate.

1st Offence R500.00

2nd Offence R1000.00

3rd Offence Removal of the pet/pets from the Estate.

As per the Estate Rules, please note:

- 5.2.4 *All bitches must be spayed. A veterinary certificate of compliance must be produced along with the request for permission to keep the pet.*
- 5.2.5 *Each dog must at all times wear a collar with a name tag indicating the Owner's name and telephone number*
- 5.3 *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 golf course. (Stray pets without a name tag will be handed over to the SPCA or Municipal Pound and any costs incurred will be for the Owner's account).*
- 5.4 *Fouling by pets of property belonging to the Estate, the Golf Course or to other Owners must be removed immediately by the responsible Owner. (For this purpose Owners are advised to carry a scooper or plastic bags whenever walking their pets outside of their own property).*
- 5.5 *Pets may not be allowed to be a nuisance or cause a disturbance or annoyance to others through barking, howling, meowing, squawking, etc. and no pet may be left alone in a unit for an extended period of more than a few hours. In the event of a resident of the Estate complaining in writing to the Association that a pet barking, howling, meowing, squawking, etc. constitutes a nuisance, Management will investigate the matter, make a finding and recommendation to the Board which may make an order including that the pet shall, forthwith be removed from the Estate, which order shall be final and binding.*
- 5.6 *Any animal, bird or reptile being on the Estate in contravention of these rules shall be removed forthwith on notice from the Association.*

The rules are very clear and it would be a sad day should Management be forced to have animals removed from the Estate because the owner had not taken the necessary measures to ensure that their pets are not troublesome to other residents.

Please ensure that these rules are observed and ensure that pets are not creating a disturbance for others. Please also be reminded that new cats are disallowed on the Estate.

Yours faithfully,

P.A.D. Hean
ESTATE MANAGER