



PROKUREURS • NOTARISSE • AKTEUITMAKERS

FAKS AAN :
 MNRE COETZEE & BARNHOORN
 PARYS
 FAKS NO : (056)8112239

*Club Milos
 had been*

U verw MNR COETZEE

Ons verw DR CILLIERS/AVN

Datum 8 Augustus 2003

Geagte here

SASOLBURG UITBREIDING 61 (CLUB MILOS)

Aangeheg vind vir u inligting 'n afskrif van die inleidende folios van Sasolburg uitbreiding 61 (Club Milos).

Die uwe

WEBBERS

e-mail : cc@webberslaw.com

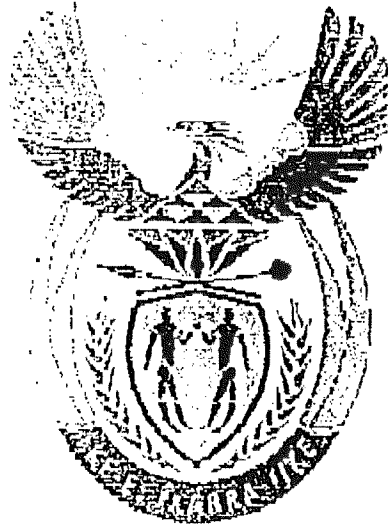
Vennote: David Rees Samuel B Com (UPE) LLB (OVS) Dip Tax Prac (RAU),
 Colin Cilliers B Com LLB (OVS) LL.D (Leiden), Daniel Gerhardus Roberts B Jur (Potch) LLB (OVS),
 Joseph Teboho Molloa Molloa LLB (UBLS), Denis Peter Molyneux B Com LLB (Rhodes),
 Lebohlang Aaron Molete BA LLB (NUL), Eugène Holtzhausen B Proc (OVS),
 James John Grundlingh B Jur LLB (OVS), Mollatsi Mpolobola BA (NUL),
 Craig John Grant B Soc Sc LLB (Natal), Jacobus Francois van Pletzen B Proc (OVS),
 Retief Koekemoer B Com LLB (Potch)
Bygestaan deur: Francois Jacobus Retief B Proc (OVS), Alfred Franz Schmidt B Com LLB (Stell),
 Shanasz Ismail B Jur LLB (UWC)
Konsultant: Henry James Newdigate BA (Stell) BCL (Oxon)

Telefoon (051) 430-1340
Faks (051) 430-8987
Docex 6
Bloemfontein
e-pos: mail@webberslaw.com
Web: www.webberslaw.com

Webbers Gebou
Charlesstraat 96
Bloemfontein 9301
Posbus 601
Bloemfontein 9300

Verbind met: Webber Newdigate • PO Box 1176 Maseru, Lesotho 100 • Tel (09266) 2231-3916

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Department Land Affairs
Departement Grondsake

Certified Copy / Gesertifiseerde Afskrif

Issued by / Uitgereik deur:

Registrar of Deeds / Registrateur van Aktes
Bloemfontein
Private Bag / Privaatsak X20613, Bloemfontein
Tel: 051 4030300
Fax: 051 4030370

INTRODUCTORY FOLIO SASOLBURG EXTENSION 61 (CLUB MILOS)

Situated on Portion 4 (of 3) of the farm Fraaiuitzicht 217, District Parys, Province Free State, measuring 30,6593 ha and held by Deed of Transfer T 22912/1999.

Laid out in 91 ervens numbered 25172 to 25262 and streets as indicated on General Plan no. SG 778/1999 approved by the Surveyor-General on 27 May 1999.

The township is subject to the following conditions:

Conditions of Ownership: See Proclamation no. 78
dated 15/10/99 Provincial Gazette no
66 annexed hereto

Conditions of Establishment: See Proclamation no. 78
dated 15/10/99 Provincial Gazette no
66 annexed hereto

Title Conditions: See title

Mineral Rights Reserved: See K 708 /1999 RM

Office File No. AB 6/5/1

General Plan: SG 778/1999

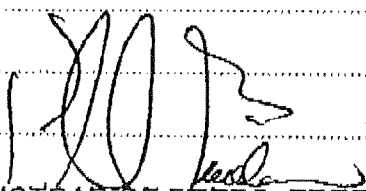
Application Number: BC 9900/99

This township has been established in terms of the township ordinance 9 of 1969.
Proclaimed as a township by Proclamation no. 78 dated 15/10/99

DEEDS OFFICE

BLOEMFONTEIN

Date: 27/10/99


REGISTRAR OF DEEDS: FREE STATE

* Sie wysigting op kaart bladsy

A.4. RIOLERING

Die dorpsontwikkelaar sal verantwoordelik wees vir die installering van 'n sisteem wat binne aanvaarbare norme rioolwater en riool vanaf die dorp sal opruim en/of suiwer. Die HEV sal verantwoordelik wees vir die onderhoud daarvan.

A.5. ELEKTRISITEIT

Die dorpsontwikkelaar sal aanvaarbare reëlings met Eskom tref met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied. Die dorpsontwikkelaar sal verantwoordelik wees vir die installering van 'n elektriese netwerk na die erwe in die dorpsgebied. Die HEV sal verantwoordelik wees vir die onderhoud van sodanige voorsiening en/of netwerk wat nie gedek word in die ooreenkoms met Eskom nie.

A.6. AFVAL

Die HEV sal verantwoordelik wees vir die afhaal, verwydering en aanvaarbare vernietiging van afval vanuit die dorpsgebied.

A.7. OPRIG EN PLIGTE VAN HUISEIENAARSVERENIGING

- a) Die dorpsontwikkelaar sal 'n regtens erkenbare Huiseienaarsvereniging stig voordat enige erf in die dorpsgebied vanaf die dorpsontwikkelaar transporteer word.
- b) Ieder en elke eienaar van erwe 25172 - 25253 sal 'n lid van die Huiseienaarsvereniging word op transport van 'n erf in ly/sy/dit se naam. Sodanige Huiseienaarsvereniging sal volle verantwoordelikheid hê vir die onderhoud en eienaarskap van erwe 25254 - 25262, die strate en die noodsaaklike dienste daarin vervat.
- c) Erwe 25254 - 25262 sal in die naam van die Huiseienaarsvereniging geregistreer word.
- d) Die Huiseienaarsvereniging sal die regs-krag hê om 'n heffing teen elke lid te eis teneinde die Huiseienaarsvereniging se funksies te vervul, en sal die regs-krag hê om sodanige fooie wat gehê is te eis indien enige lid in gebreke bly by betaling daarvan.

A.8. VOOR-KONSTRUKSIE/ONTWIKKELINGS VOORWAARDES

- i) Alle ontwikkeling in die dorpsgebied sal aan die voorwaardes van Aanhangsel C van die Vaalrivier Kompleks Gidsplan 1982 voldoen.

A.4. SEWAGE

The Township Developer shall be responsible for the installation of a system to enable the satisfactory disposal and/or purification of sewage and waste water from the township. The HOA shall be responsible for the maintenance thereof.

A.5. ELECTRICITY

The Township Developer shall make satisfactory arrangements with Eskom in respect of the supply of electricity to the township. The Township Developer shall be responsible for the installation of electricity reticulation to erven within the township. The HOA shall be responsible for the maintenance of such supply and/or reticulation not covered in the arrangement with Eskom.

A.6. REFUSE

The HOA shall be responsible for the collection, removal and suitable disposal of refuse throughout the township.

A.7. FORMATION AND DUTIES OF HOME OWNERS ASSOCIATION

- a) The Township Developer shall properly and legally constitute a Homeowners Association before the transfer of the first erf.
- b) Each and every owner of Erven 25172 - 25253 shall become a member of the Homeowners Association shall have full responsibility for erven 25254 - 25262, the streets and the essential services contained therein.
- c) Erven 25254 - 25262 shall be registered in the name of the Homeowners Association.
- d) The Homeowners Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payment by any member.

A.8. PRE-CONSTRUCTION/DEVELOPMENT CONDITIONS

- i) All development in the township shall comply with the provisions of Annexure C of the Vaal River Complex Guide Plan 1982.

ii) Voordat enige konstruksie plaasvind moet 'n afskrif van die Algemene Plan van die dorpsgebied tesame met 'n plan wat die ligging en/of netwerk van ingenieursdienste aandui aan Rand Water voorgelê word vir goedkeuring.

iii) 'n Omgewings permit moet uitgeryk word en die wysiging van die Vaalrivier Kompleks Gidsplan 1982 van natuur area na Dorpsontwikkeling (Uitgesonderd Dorpsontwikkeling vir Nywerheidsdoeleindes) moet goedgekeur word voor enige konstruksie in aanvang neem.

A.9. ONTWIKKELINGSDIGTHEID

Die ontwikkeling van die dorpsgebied moet voldoen aan die voorwaarde van 1 wooneenheid per 10 meter Vaalrivier front. 'n Maksimum van 80 wooneenhede sal dus in die dorp toegelaat word.

A.10. MINERALEREGTE

Alle regte tot minerale, edel minerale en basis metale asook die regte tot ontginning daarvan asook bykomende regte tot sodanige ontginning sal in die naam van die dorpsontwikkelaar gereserveer word.

A.11. GEBRUIKSONES EN VERWANTE VOORWAARDES

GEBRUIKSONE	ERWE	VOORWAARDES
Residensieel	25172-25251	B1, B7, B8, B9, B10, B11
Private Oop Ruimte (Klubhuis)	25252	B2, B7, B8, B9, B10, B11
Private Oop Ruimte (Bootopberging)	25253	B3, B7, B8, B9, B10, B11
Private Oop Ruimte (Ontspanning)	25254, 25262	B4, B7, B8, B11
Private Oop Ruimte (Landskap area)	25255	B5, B7, B11
Private Oop Ruimte (Landskap area)	25256 - 25262	B6, B7, B11

ii) A copy of the General Plan of the township together with a plan showing the location and/or reticulation of engineering services shall be submitted to Rand Water for its approval prior to any construction taking place.

iii) An Environmental Permit shall be issued and the amendment of the Vaal River Complex Guide Plan 1982 from "Nature Areas" to "Township Development (Excluding Township Development for Industrial Purposes)" shall be approved prior to the commencement of any construction.

A.9. DEVELOPMENT DENSITY

The development of the township shall comply with the policy of 1 residential unit per 10 metres of Vaal River frontage. A maximum of 80 residential units therefore, will be permitted in the township.

A.10. MINERAL RIGHTS

All rights to minerals, precious minerals and base metals as also the rights to working them and other ancillary rights necessary and incidental to such working shall be reserved in the name of the township applicant.

A.11. USE ZONES AND RELATED CONDITIONS

USE ZONE	ERVEN	CONDITION
Residential	25172 - 25251	B1, B7, B8, B9, B10, B11
Private Open Space (Clubhouse)	25252	B2, B7, B8, B9, B10, B11
Private Open Space (Boat Storage)	25253	B3, B7, B8, B9, B10, B11
Private Open Space (Recreation)	25254, 25262	B4, B7, B8, B11
Private Open Space (Landsaped Area)	25255	B5, B7, B11
Private Open Space (Landsaped Area)	25256 - 25262	B6, B7, B11

B. EIENDOMSVOORWAARDES

- Die erf en enige onderverdeling daarvan sal slegs vir residensiële doeleindes gebruik word en slegs een woonhuis tesame met die nodige buitegeboue mag daarop opgerig word.
- B.2. Die erf mag slegs vir die doeleindes van 'n klubhuis, ontspanning- en sportfasiliteit gebruik word.
- B.3. Die erf mag slegs gebruik word vir die oprigting en gebruik van geboue vir die doeleindes van opberging, administrasie, sekuriteitskantore en ander gelyksoortige gebruike.
- B.4 Die erf mag alleenlik gebruik word vir sport- en ontspanningsdoeleindes, asook vir die oprig en gebruik van geboue wat betrekking het op sport en ontspanning.
- B.5. i) Die erf mag slegs gebruik word vir 'n landskap park.
- ii) Die erf sal op 'n servituut van waterregte, pompstasie en waterleiding oor die Restant van Gekonsolideerde Gedeelte 3 van die Plaas Fraaiuitzicht 217 soos meer volledig uit LG Diagram Nr 776/1999 sal blyk, geregtig wees.
- iii) Die erf sal geregtig wees op 'n servituut vir watersuiweringsweke en die lei van watersuiwerings pypnetwerk oor die Restant van Gekonsolideerde Gedeelte 3 van die plaas Fraaiuitzicht 217 (die dienende erf) soos op LG Diagram Nr 776/1999.
- iv) In die geval waar Eskom 'n servituut oor die Restant van Gekonsolideerde Gedeelte 3 van die plaas Fraaiuitzicht 217 (die dienende erf) ten gunste van die erf vereis, sal die erf geregtig wees op 'n servituut oor die dienende erf vir die geleiding van elektrisiteit soos meer volledig sal blyk uit LG Diagram Nr 776/1999.
- B.6 Die erf sal alleenlik gebruik word vir doeleindes van 'n landskappark en mag onderdak sitplekfasiliteite, jetties, boot terwaterlaat fasiliteit insluit waar die erf aan die rivier grens.
- B.7. Met die uitsluiting van residensiële erwe wat slegs 2 verdiepings (grondvloer plus een) mag hê, mag alle ander geboue in die dorpsgebied nie 'n hoogte van 1 verdieping (grondvloer) oorskry nie.
- B.8. Die dekking van enige erf mag slegs 50% van die erf beslaan in die geval van 'n gebou met 1 verdieping en 40% van die erf in die geval van 'n gebou met 2

B. CONDITIONS OF TITLE

- B. The erf of any subdivision thereof may be used solely for residential purposes and only one dwelling together with the necessary outbuildings may be erected thereon.
- B.2. The erf shall be used solely for the purposes of a club house, recreation and sports facilities.
- B.3. The erf shall be used solely for the erection and use of buildings relating to storage, administration and security offices and other related purposes.
- B.4. The erf shall be use solely for sports and recreation purposes and the erection and use of buildings and facilities relating thereon.
- B.5. i) The erf shall be used solely for purposes of landscaped park.
- ii) The erf shall be entitled to a servitude of water rights, pump site and pipeline over the Remainder of Consolidated Portion 3 of the farm Fraaiuitzicht 217 as will more fully appear from S.G. Diagram No. 776/1999.
- iii) The erf shall be entitled to a servitude over the Remainder of Consolidated Portion 3 of the farm Fraaiuitzicht 217 (the servient tenement") for the purposes of establishing a sewerage treatment plan on the servient tenement and to lead sewerage across it, as will more fully appear from S.G. Diagram No. 776/1999.
- iv) In the event of Eskom requiring a servitude over the Remainder of Consolidated Portion 3 of the farm Fraaiuitzicht 217 ("the servient tenement") for the purposes of supplying electricity to the erf, the erf shall be entitled to a servitude over the servient tenement for the purpose of conveying electricity as will more fully appear from S.G. Diagram No. 776/1999.
- B.6. The erf shall be used solely for purposes of landscaped park and may include undercover seating facilities, jetties, boat launching slipwa(s) where an erf abutts the river.
- B.7. With the exception of residential dwelling which shall not exceed a height of 2 storeys, being ground floor plus one floor, all other buildings in the township shall not exceed a height of 1 storey, being ground floor only.
- B.8. The coverage of the erf by buildings shall not exceed 50% of the erf in the case of 1-storey buildings and 40% in the case of 2-storey building.

verdiepings.

D. Elke eienaar van 'n erf of enige onderverdeling daar van, of enige belang daarin, sal 'n lid word en bly van die Huiseienaarsvereniging vir solank hy 'n eienaar van 'n erf is, en sal onderworpe wees aan die Memorandum en Artikels van die Huiseienaarsvereniging.

B.10. Nog die erf of enige onderverdeling daarvan sal aan enige persoon oorgedra word tot tyd en wyl sodanige persoon homself verbind het om 'n lid van die Huiseienaarsvereniging te word en 'n lid bly vir solank hy 'n eienaar is, en die Huiseienaarsvereniging tot die transport toegestem het.

B.11. Die erf sal onderworpe wees aan die reservering van minerale regte, edel minerale en basis metale ten gunste van N en J Vichos Enterprises (PTY) Ltd diése regsverkrygendes of opvolgers soos meer volledig sal blyk uit Sertifikaat tot Minerale Regte Nr K708/99 RM 6-9-1999.

DEFINISIE

"Huiseienaarsvereniging" sal beteken dié regsoopvolger of enige liggaam of persoon daartoe gemagtig om namens die Huiseienaarsvereniging op te tree.

PROVINSIALE KENNISGEWING

[NO. 160 VAN 1999]

WET OP OPHEFFING VAN BEPERKINGS, 1967 (WET NO. 84 VAN 1967): BLOEMFONTEIN: RESTANT VAN ERF 1865 WAVERLEY

Kragtens die bevoegdheid my verleen by artikel 2 van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), wysig ek S.L. Tsenoli, Lid van die Uitvoerende Raad van die Provinsie verantwoordelik vir Plaaslike Regering en Behuising, hierby:

Die titelvoorwaarde in Transportakte T25204/1997 ten opsigte van erf 1865, Bloemfontein, Waverley deur die opheffing van voorwaarde 1 op bladsy 2 van die genoemde Transportakte.

DORPERAADSKENNISGEWINGS

Ingevolge die bepalinge van artikel 18 van die Ordonnansie op Dorpe, 1969 (Ordonnansie No. 9 van 1969) word hiermee vir algemene inligting bekend gemaak dat die

B.9. Every owner of the erf or any subdivision thereof, or any interest therein, shall become and shall remain a member of the Homeowners Association and be subject to its Memorandum and Articles of Association, until he ceases to be an owner as aforesaid.

B.10. Neither the erf, nor any subdivision thereof shall be transferred to any person until that person has bound himself to become and remain a member of the Homeowners Association for the duration of his ownership, and the Homeowners Association has consented to the Transfer.

B.11. The erf shall be subject to the reservation of all rights to minerals, precious minerals and base metals in favour of N and J Vichos Farming Enterprises (PTY) Ltd its Successors in Title or as signs as will more fully appear from Certificate of Rights to Minerals No.K708/99 RM 6-9-1999.

DEFINITIONS

"Homeowners Association" shall mean its successor or any body or person authorised thereto by it.

PROVINCIAL NOTICE

[NO. 160 OF 1999]

REMOVAL OF RESTRICTIONS ACT, 1967 (ACT NO. 84 OF 1967): BLOEMFONTEIN: REMAINDER OF ERF 1865 WAVERLEY

Under the powers vested in me by section 2 of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), I, S.L. Tsenoli, Member of the Executive Council of the Province responsible for Local Government and Housing, hereby alter:

The condition of title in Deed of Transfer T25204/1997 pertaining to the Remainder of erf 1865, Bloemfontein, Waverley, by the removal of condition 1 on page 2 in the said Deed of Transfer.

TOWNSHIPS BOARD NOTICES

It is hereby notified for general information in terms of section 18 of the Townships Ordinance, 1969 (Ordinance No. 9 of 1969), that the following applications have been received by the Free State Townships Board and the