



169 Trumpeters's Loop
Pretorius Park X 15
0081

The Wilds Owner's Association (NPC)

Company Reg. No: 2003/008761/08

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www.the-wilds.co.za

HOA AGREEMENT FOR SECTIONAL TITLE SCHEMES: PROPERTY TRANSFER RESPONSIBILITY WHEN WITHOUT UPDATED AND APPROVED TSHWANE BUILDING PLANS WITH THE RELEVANT OCCUPANCY CERTIFICATE.

Stand number: _____

Unit number: _____

Townhouse Complex Name: _____

The Seller: Name & Surname: _____

The Purchaser: Name & Surname: _____

Approved Tshwane building plans and the relevant occupancy certificate of a unit in a Sectional Title Scheme is the responsibility of the Seller of the unit, and for the Body Corporate to ensure as such.

Where building plans are not up to date with The Wilds HOA and the City of Tshwane, puts the Seller and Purchaser at risk that the City of Tshwane can request/demand that the structures that are not on the plans to be removed and especially where the structures are erected within registered servitudes. Therefore, it is the responsibility of every person acquiring a new property in The Wilds Estate to ensure that they receive from the Seller approved Tshwane building plans and the relevant occupancy certificate that match the property to eliminate the risk.

The Wilds HOA is not responsible for the "negligence" of an owner where the owner did not ensure that the building plans and / or the relevant occupancy certificate of his/her property are up to date and approved by the City of Tshwane at the time of acquiring the property.

Where properties have been transferred in the past with structures that is not on the approved building plans by the City of Tshwane, The Wilds HOA requirements are the Seller will have the plans updated, signed by the HOA Aesthetics Committee, and submitted to the Council for their approval. Kindly note HOA approval is subject to Council approval. Guidelines to submit amended plans are available on the website: www.the-wilds.co.za. The HOA Management will require a copy of the submission receipt. The Purchaser to obtain a copy of the submission receipt from the Seller. This receipt is important for the Purchaser to collect the amended approved Tshwane plans and to apply for the new occupancy certificate.

The signature of the Seller and Purchaser is required to acknowledge that the unit plans and occupancy certificate are not up to date. **The Purchaser accepts the risk and will take the necessary steps to have the plans and new occupancy certificate collected from the Council and to submit these documents to The HOA Management within one year of signing this agreement.** Failing such, a monthly penalty equivalent to the HOA levy will be allocated on the new owners MidCity account until all the required documents are received. This property may not be sold again unless copies of these documents were submitted to the HOA Management.

The cost to get the plans and the new occupancy certificate approved is between the Seller and the Purchaser. Please be aware that the Council could require an engineer's reports and a glass certificate - and any other information that could be costly before they approve the plans and the occupancy certificate. Kindly note, it is the responsibility of the new owner to keep the original approved Tshwane building plans and the occupancy certificate should the HOA require these copies again.

If the purchaser agrees to all the terms and conditions stated in this agreement the clearance process will continue for the property to transfer. If not, the HOA Management will wait until the Seller provides the amended approved Tshwane building plans with the new occupancy certificate. The HOA management will not engage in any other agreement than stated above.

Purchaser signature,

Seller signature,

Chairman/Vice Chairman of the Body Corporate

Date