



Kanonberg  
Homeowners Association  
Members' Rules  
Annexure B | Function Facility Rules

Amended | September 2024

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The Kanonberg resident/host will be responsible for the duration of the function to ensure that the necessary measures are adhered to.

1. The function facility at the Lifestyle Centre is available to all homeowners and tenants of Kanonberg.
2. Renting fees are R600 per full day or evening event, R300 per morning or afternoon children's party, and R100 per hour for meetings in the boardroom. In addition, a deposit is payable in advance at the time of booking. Payments are to be made via EFT. The deposit will be R3000 for a full day or evening, R1000 for morning or afternoon functions, and R500 for hourly rental of the boardroom for meetings.
3. The deposit or a portion thereof is to be recovered in the event of a transgression of the rules relating to clearing away, cleaning, noise levels, and breakages or damage to the property.
4. The homeowner renting the facility should always be present during the event.
5. The Estate Manager or ExCom member responsible for the Lifestyle Centre reserves the right to veto the use of the Lifestyle Centre for certain types of events. Such a refusal will be duly motivated.
6. Work/business functions will not be allowed.
7. Only functions where background music will be played will be allowed; no dancing with accompanying loud music and/or special lighting effects (e.g., discos) will be allowed, except with the prior written application to the ExCom and approval thereof.
8. Event guests should use the restrooms adjacent to the kitchen area.
9. Parking areas or any other areas adjacent to the building or at the swimming pool may not be used as event space; they may be utilized solely as parking for guests.
10. Event guests may not enter the gymnasium. Event guests must grant entry to other owners wishing to use the gymnasium and swimming pool during an event. Lounges, boardroom and the patio are for exclusive use by the event tenant. Owners not part of such an event, wishing to use the gymnasium and swimming pool, are requested to respect the right of event guests to privately enjoy themselves by not encroaching upon their space.



11. Event guests and regular facility users should treat one another with respect and consider each other's needs.
12. The behaviour and dress of partygoers and regular users must always be of a standard that will not offend.
13. Event guests are required to use only the parking areas in front and behind the Centre, not the pavements.
14. If an owner is holding a function/party for his/her children younger than 18 years of age, adult supervision is always required.
15. The facility must be cleaned and vacated by 20H00 on the same day in the case of a day function and by 08H00 the next morning in the case of an evening function. In the event of two functions being held on one day, the required handover time following the clean-up of the day function must be arranged with the Estate Manager.
16. "Cleared Away" shall mean that all equipment, food, and drinks brought in from outside must be removed from the premises, and all Kanonberg equipment returned to its original storage space. Should there be reasons why outside equipment cannot be removed promptly, arrangements may be made with the Estate manager to temporarily store these items in suitable areas so as not to cause inconvenience to other facility users.
17. "Clean" shall mean that the function facility is handed over in the same condition in which it was received from the Estate Manager or representative.
18. Any additional clearing away and/or cleaning up necessary after the handover back to the Estate will be for the owner's account.
19. Any damage caused by event guests will be for account of the relevant owner.
20. Music, noise levels, and conversation volume must be at a level where reasonable complaints from adjacent properties may be avoided. Complaints received will be verified by obtaining the opinions of other closely situated property owners.
21. During evening functions under normal circumstances, all music is to be turned off / stopped by 23H45, and all function activities are to cease by 00H15.



22. A violation of the rules may result in the forfeiture of portions of the paid deposit or a fine, depending on the nature of the transgression. The Estate Manager or ExCom may also prohibit a transgressing owner from renting the facility in the future.