

CROYDON

Vineyard Estate

Property Sale Procedure:

Croydon Vineyard Estate property sale procedure and information:

1. The Estate Agent advertising the property must be registered with the HOA
2. The Agent must supply Estate Information to the prospective buyer (see below)
3. The offer to purchase must include the signed 'HOA documents received':
 - Constitution
 - Code of conduct
 - Architectural & Landscaping Design Manual
 - Pets Policy
 - Home Owner/Resident Information Sheet
4. The property sale is subject to the HOA levy clearance procedure, including a compliance inspection.

Estate Information:

The Home Owners Association (HOA) is governed by the Estate Constitution. Trustees are elected at an Annual General Meeting. The HOA is a member of the Association of Residential Communities (ARC) and registered with the Community Scheme Ombud Service (CSOS). CSOS levies are recovered monthly from Home Owners.

Croydon Vineyard Estate comprises 205 private erven, a Lifestyle Centre, Vineyards and a Winery. The Home Owners are the shareholders in the Wine Company which administers the Vineyards and Winery. Home Owners receive an annual wine allocation which is included in their levy.

The Lifestyle Centre includes:

- wine lounge
- function room
- gym
- pool
- courtyard
- children's playpark

Current levies are R2,875.00 per month (until May 2020). Water usage is metered monthly by the Estate and included on the levy statement. Electricity is a pre-paid system. The CSOS levy is currently R40.00 per month.

New Home Owners and Tenants must contact the Administration Office to confirm a move-in date before access will be granted. Large removal trucks are not allowed to enter the Estate and must make use of a shuttle service to transport furniture from the front entrance to their home.

Rates and Municipal taxes are paid directly to the City of Cape Town Council.