



## **GUIDELINES FOR ALIENATION OF PROPERTY**

1. In order to ensure that future owners are bound by the same conditions that were binding on original buyers, the title deed of the properties on the estate contains a condition that consent must be given by the Fernkloof Estate Master Property Owners Association, before transfer can take place.
2. In order to obtain the consent, the following criteria must be met:
  - The levy account must be up to date
  - The transferring attorney must undertake to pay the endowment levy upon transfer (0.25% of the selling price)
  - The new owner must sign an undertaking that he will abide by the constitution of the MPOA and the Precinct, and other rules made in support of these documents.
3. The new owner must sign a debit order instruction to facilitate the regular collection of monthly levies (also a condition of transfer).
4. All of the above will be requested by the transferring attorney before lodging for transfer.
5. All sales of erven (even from an owner to e.g. a trust formed by the owner) are subject to the above procedure.