

## 1 Objects of Msumbe

- 1.1 **The over-riding objective of Msumbe**, applicable to the owners of all 13 Stands, is to establish and preserve a small, supportive and cooperative community of like-minded people who will cooperate with one another, while acting as custodians of the land and heritage. **The main objects of Msumbe**, applicable to the owners of all 13 Stands, **are to:**
- 1.1.1 own the Common Land;
  - 1.1.2 manage and control the Reserve;
  - 1.1.3 maintain, protect and conserve the natural environment and biological diversity of the Reserve, including all its natural and historical treasures (particularly the old stone ruins on the farm)
  - 1.1.4 control, without limitation, the aesthetic appearance of land and buildings;
  - 1.1.5 manage and control the conduct of persons on the Reserve, governed by the aim of establishing and maintaining a like-minded, supportive community;
  - 1.1.6 manage and control the entrance to the Reserve and the safety of the common land;
  - 1.1.7 promote the agreed communal interests of Members;
  - 1.1.8 maintain (or where required restore) ecological functions and processes on the Reserve;
  - 1.1.9 and see to other incidental matters on the Reserve.

## 2 Rules regarding stands, buildings, common land and conservation

- 2.1 While each Residential Stand will be approximately one hectare in size, no member may fence off an area larger than 2000 square meters (about half-an-acre) for his or her exclusive use – the development footprint. Within the development footprint, a member may build a house with outbuildings and garden within a building site approved by an archaeologist. Certain structures may be built outside of the development footprint – see 1.1.9. Stones from archaeological ruins may under no circumstances be used for building nor may they be disturbed in any way.
- 2.2 No Member may construct a second dwelling on their Residential Stand unless it is a “Granny flat” or a small guest cottage and it is situated within the precinct of the already approved building site, irrespective of whether any lawful authority grants permission for such subdivision or consolidation or second dwelling. Where a member wants to build a small guest cottage on their site but it is not possible on their approved building site, this will only be allowed with full approval of the current Board of Trustees on condition that the site chosen has also been approved by a suitably qualified and registered archaeologist who must inspect and report at the member’s own expense.

- 2.3 The area of a Residential Stand outside of the development footprint , while the legal property of the member, shall be accessible to the rest of the members to walk through and enjoy, providing they respect the rights to privacy, peace and quiet of the owner of the site.
- 2.4 All members must agree to regard themselves as custodians of the land – as such, they are not to remove any indigenous species of fauna or flora from the property, including the common-use areas, nor introduce any foreign species unless these plants are not unduly invasive, can be easily controlled and are only planted in their own fenced-off gardens (e.g. cabbages, bananas, roses, etc).
- 2.5 All alien vegetation should be removed from the Msumbe, as far as possible within budgetary constraints – the Msumbe will approve funds for the clearing and/or control of alien vegetation on an annual basis from the common land while Members must control these on their own sites themselves. Where a member has bought a site which came with a lot of alien vegetation, the Msumbe may assist with clearing this stand at its expense but the Member would be responsible for the upkeep thereafter.
- 2.6 No-one is to remove any rocks, wood, mushrooms, bones, etc from the Msumbe or the rest of Mooiland Farm unless this is unavoidable in the normal course of gardening or building. However, no large trees may be cut down unless they are of a species approved by the Development – these would include invader species such as Flamethorn and exotics, such as guavas. Security guards may be instructed to inspect visitors' cars to ensure that this does not happen with visitors from time to time.
- 2.7 No-one is permitted to build upon a ruin or to use the stones from a ruin for building, or to sell off any historical artifacts found on their sites such as grinding stones. If a ruin falls within a site, it may be fenced into the owner's exclusive use area if they want to do so but must still be accessible to others by prior appointment and at the owner's convenience should they wish to view it. In this regard, Members must agree, in the spirit of contributing to a deeper understanding of our broader environment, to cooperate with archaeologists and other researchers should they wish to investigate the ruins on the Msumbe. Should any item of substantial value be found on anyone's site, this automatically becomes the general property of the Msumbe.
- 2.8 Access to prime spots on the farm must be maintained – no-one can, for instance, fence off the path to a waterfall, or fence off a ruin that is of interest to everyone in the Development. If such a path goes through a member's stand, the area which she or he fences off around their house cannot encroach on such a path or space.