

May 2015

NOTICE AS PER THE NOTARIAL DEED OF IMPOSITION OF CONDITIONS PARAGRAPH 1.3 & 1.4.2

Dear Home Owner,

We refer to the Notarial Deed of Imposition together with the Notice sent to owners dated 22 August 2014.

For your ease of reference paragraph 1.3 and 1.4.2 of the Notarial Deed states that:

"The OWNER shall be obliged to commence with and complete a Residential Dwelling upon the Property within 2 (two) years from becoming the registered owners subject to the conditions";

"if the OWNER fails to comply with such notice the DEVELOPER and failing the DEVELOPER, the ASSOCIATION shall forthwith be entitled (but not obliged) to repurchase the property from the OWNER at the same original price at which the PROPERTY was sold to the OWNER and to claim retransfer thereof into the name of the DEVELOPER and/or ASSOCIATION, as the case may be, at the cost of the OWNER. To this end the OWNER hereby grants to the DEVELOPER and/or ASSOCIATION an irrevocable Power of Attorney to sign all such documents and agreements necessary to give effect to such re-registration."

EPDC hereby notifies affected home owners, who are non-compliant with the Notarial Deed, that as the developer of Elisenheim the above regulation shall be implemented without delay.

In order to avoid any discontent we hereby invite affected home owners to engage our office.

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Yours Faithfully,



QZ van Rooyen
By and on behalf of: EPDC