



HOME OWNERS ASSOCIATION

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Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS: 16 SEPTEMBER 2025

We trust that everyone is looking forward to the summer and longer days after the winter. In addition to updates on activities on the reserve in our regular monthly newsletters, we thought it necessary to address certain important matters in this separate communication.

1. Aesthetic rules

At a trustees' meeting on 29 August 2025, it was resolved that all new building plans must be submitted by architects only and plans will no longer be accepted from architectural technologists or similar professionals, regardless their status of registration with their professional bodies. This amendment to the architectural guidelines aims to improve the general quality of plan submissions and preserve the intended architectural style envisioned for dwellings on the reserve.

The appeal decision of the municipality regarding the sizes of dwelling units on the reserve, necessitated the revision of the architectural guidelines in order to align our guidelines with the municipality's decision. This is particularly important in the context of determining the maximum floor areas of dwelling units for the purpose of calculating the environmental levy imposed by the municipality in its decision. The new guidelines will be available shortly. Any owners with building plans in process are requested to contact the designated trustee, Alan Bolton, with any enquiries.

2. Environmental

At the same meeting, the trustees determined the participation of Nautilus Bay HOA in environmental impact assessments and similar legislative processes in the greater Mossel Bay area. As reported earlier, there are currently four different applications underway in various stages of progress. We attach hereto a brief summary thereof.

It was decided that Nautilus Bay will participate only in processes and applications that affect the reserve *directly*. It is the trustees' belief that in order to meaningfully participate in these public participation processes of applications directly affecting the reserve, any contributions submitted on behalf of the reserve should be made under the guidance of a professional consultant practising in the relevant field. It is therefore proposed that the 2025/2026 budget should make provision for such professional fees.

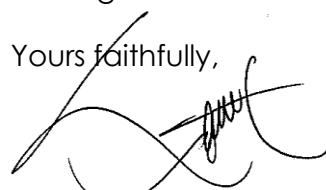
Insofar as applications not directly affecting the reserve are concerned, it was decided that the reserve will participate where necessary in these processes through its membership of Revag (Rescue Vleesbaai Action Group). Revag is a group consisting of the developments in the Vlees Bay (Nautilus Bay, Springer Bay, Boggoms Bay, Vlees Bay and Fransmanshoek Conservancy) and serves as the environmental watchdog of the area. Insofar as applications and processes not directly affecting the reserve are concerned, such as the PetroSA off-shore exploration, we participate in these processes with the other Revag members. Any costs in respect of such processes are shared by the Revag members.

The only application currently underway with a direct impact on the reserve is the proposed Garden Route Gas to Power Project recently initiated by HCl. Attached hereto is the available information regarding this project, circulated to members earlier on the HOA whatsapp group. As reported earlier, trustees have met with the applicant's legal representative who approached us with the request to obtain a servitude over the reserve for a gas and/or condensate pipeline. We have also reported before on the public meeting on 13 August 2025 with the applicant's consultants and project manager which we attended with the Revag representative. We attach hereto again the meeting notes and public participation notice circulated to members on the whatsapp group.

Of relevance is the applicant's proposal to either use the existing PetroSA pipelines or to construct additional lines along the same route, or as an alternative, to construct a new pipeline on adjacent properties. This project is in the early stage of the scoping phase. During September the applicant's consultants were conducting investigations on all affected properties, and we were informed that a scoping report may be available in October 2025. This will be made available to owners for comment on receipt. The trustees have taken the decision to participate in this process to stay abreast of any developments in this regard and to provide all owners with sufficient information to make informed decisions where required. Due to the significance of this application for the reserve and owners, any decisions affecting the reserve and owners will be made by owners in a formal meeting.

Lastly, we are pleased to report that significant progress has been made this year with the eradication of alien plant species on the reserve. For this purpose, the reserve is divided into blocks where this work is systematically undertaken and monitored. For reference, we attach hereto the reserve lay-out plan, as well as the monitored progress over the last year. We hope to involve all owners and residents in this process to assist with the monitoring of these areas and we will communicate with residents in this regard shortly.

As always, all residents are invited to direct any enquiries and suggestions to the estate manager or the trustees.

Yours faithfully,

The Executive Committee
NAUTILUS BAY CRHOA

CC: Status Mark
Mariska Jacobs