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# KUBE YINI

## Private Game Reserve

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*Maputaland's Mountain Wilderness*

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# SHAREHOLDER HANDBOOK

*Whilst every effort has gone into compiling this handbook as accurately as possible, if there is conflict with what is set out herein and what is contained in the articles of association and use agreement, the latter shall prevail, and no party shall have any claim against the Kube Yini Shareblock or the Directors or employees in respect of such conflict.*



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# INTRODUCTION

## KUBE YINI MISSION STATEMENT

Our Mission is to position 'Kube Yini' as the top Private Nature Reserve in South Africa.

This will be achieved by efficient and effective management of the Reserve's natural, human and financial resources as well as the appropriate provision of services to shareholders whilst always being committed to:

- Protected Areas Management Act
- The protection of the Reserve's environmental integrity.
- The sustainable utilisation of the Reserve's resources.
- The safeguarding of the Reserve's unique biodiversity for the benefit and enjoyment of shareholders, at a reasonable and affordable cost.

Kube Yini was declared a Nature Reserve in 2023 in terms of the National Environmental Management: Protected Areas Act 57 (2003). The Act provides for the protection and conservation of ecologically viable areas representative of South Africa's biological diversity and its natural landscapes and seascapes; for the management of those areas in accordance with national norms and standards.

## KUBE YINI'S MAIN ATTRACTIONS

### Location & Map

Kube Yini Private Game Reserve is situated in the Northern region of KwaZulu-Natal in the heart of the Maputaland biodiversity hotspot that occupies the area between the Great Escarpment and the Indian ocean. Kube Yini straddles the southern end of the Ubombo Mountain range that forms the western edge of an area known as the Elephant coast, one of South Africa's ecotourism jewels.

The total area of the Reserve is 1214 hectares, situated centrally within a region that is comprised of a number of larger "big-five" reserves including the acclaimed iSimangaliso Wetland Park, a UNESCO World Heritage Site, and the private game reserves of Munywana, Thanda and Manyoni. (making up a combined land area of approximately 385,000 hectares)

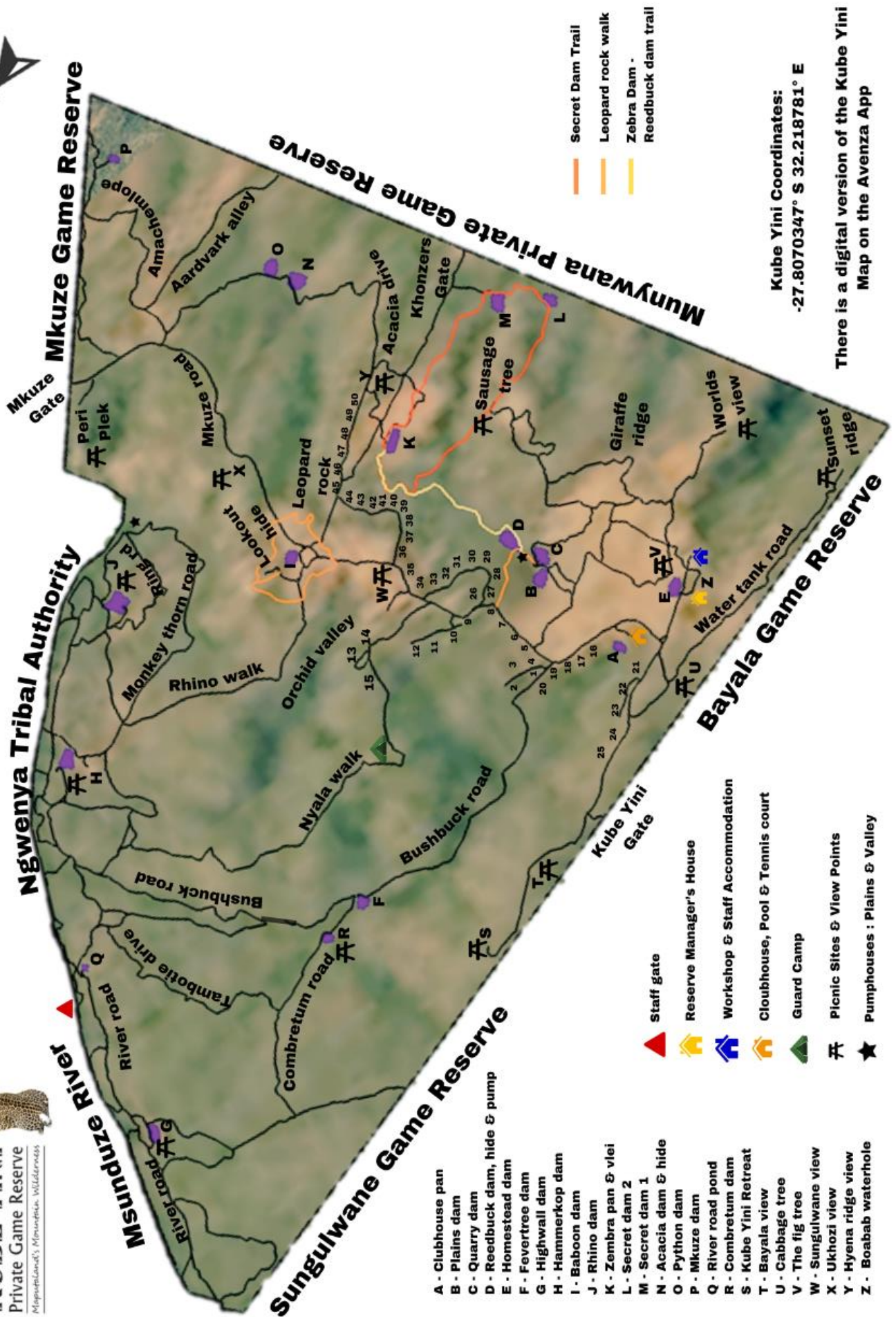
The Reserve's 50 Shareholder sites are situated on an elevated central plateau of the Ubombo Mountain Range and boast unique, breathtaking views from all sites, along with year-round refreshing breezes that provide welcome relief from the warm KwaZulu-Natal climate. In the north of the reserve the plateau gives way to a steep escarpment dropping dramatically down to an alluvial terrace, some 200 metres below, and the Msunduze River that forms the boundary of the reserve with the Ngwenya community.

### Activities

The exclusion of some of the more dangerous game found in the region's big 5 reserves allow Kube Yini shareholders and visitors to enjoy a wide variety of activities within the reserve including:

- Game drives (Day and night)
- Walking trails and nature walks
- Birding walks and hides
- Sundowners/Picnics/bush braai's
- Jogging, mountain biking

While enjoying this diversity of activities, shareholders and their guests are advised to always remain cautious and vigilant and are reminded of the risks associated with the presence of wild and potentially dangerous animals. The Kube Yini fencing does not rule out the possible incursion onto Kube Yini of other potentially dangerous species present in our neighbouring big 5 reserves.







## Regional Attractions

Kube Yini's location provides easy road access to many of the ecotourism attractions and activities the region has to offer. These include the renowned EKZN Wildlife's Hluhluwe-iMfolozi Game Reserve offering a range of activities from self-guided game drives to guided walking safari's and the famous Wilderness trails; top regional birding destinations of Ndumu and Mkuzi Game Reserves. The Tembe Elephant Park offers the opportunity to view some of last remaining large elephant tuskiers while experiencing the unique Sand Forests of the region.

The iSimangaliso Wetland Park provides access to South Africa's largest wetland combined with more than 250km of pristine Indian ocean coastline, famous for its endless beaches, world class diving and snorkelling sites, whale and dolphin watching (July to October), and turtles breeding (mid-October – mid March). Resorts at Sodwana, Kosi Bay, St Lucia and Cape Vidal offer a wide range of activities including fishing, guided tours, cultural experiences and the nearby Pongola dam offers a combined tiger fishing and game reserve experience. There are a number of multistage mountain bike events held in the region and a self-guided mountain bike park on the R22 north of Hluhluwe.

## Natural Assets

Kube Yini is a biodiversity gem, both with regards to its location (high up in the Lebombo mountains), its terrain, and its protection from elephants and other big 5.

Since Kube Yini's inception there have been a number of introductions aimed at restoring species previously occurring in the region. These include square-lipped white rhino, giraffe, zebra, wildebeest, impala, nyala, reedbuck and waterbuck. Other naturally occurring species that have seen populations recover include suni, grey & red duiker, leopard, warthog, bushpig, baboon & vervet monkey, genet, honey badger, aardvark and a variety of mongoose species.

With a checklist of 338 species, birding at Kube Yini is special. Our iconic species include Yellow-spotted Nicator, African Broadbill, Pink-throated Twinspot and Lemon breasted Canary. Other species of note are Martial & Crowned Eagle (both breeding species). Bird rarities recorded on Kube Yini include Striped Crake & Thick-billed Cuckoo (both KZN Rarities) as well as Golden Pipit (National Rarity),

Kube Yini's floral diversity is just as exciting with 150 indigenous tree species and 52 flowering plants recorded.

All fauna and flora species lists are available on the website.

Should you wish to be added to the Kube Yini Bird;s and Nature WhatsApp Group please be in contact with the office.

Please report any new sightings to the Office.

## Management and Infrastructure

Kube Yini has a solid track record of sound financial and good administration management. Kube Yini Shareblock LTD employs a full time Management Team which includes a Reserve Manager and Administrative Manager.

Annually Kube Yini implements a Cadet Ranger programme. The Cadet is usually an undergraduate student of environmental sciences from a South African tertiary institution. Their experience gained at Kube Yini counts towards their in-service training and eventually towards their qualification.

The Reserve boasts a well-established facility infrastructure with a clubhouse, swimming pool, thatched gazebo and braai facilities, tennis court, jungle gym, hides and picnic sites as well as staff quarters, workshops and some secure garaged parking.

## KUBE YINI'S WIDER CONSERVATION ROLE

The Kube Yini Protected Areas Management plan forms the strategic framework required to fulfil our goals and objectives defined in the Kube Yini mission statement. We have partnered with Conservation Outcome's stewardship programme and Ezemvelo KZN Wildlife to ensure the structures and processes are in place to meet and exceed our obligations in terms of the project areas act. These include the creation of an Annual Plan of Operation, continuous performance measurements (METT Assessments) and reporting capability required to demonstrate the implementation of the plan.

The Kube Yini PAMP is available on the website .



There are a number of programmes in place to support the objectives and goals defined for each key area:

- Habitat management
- Alien plant control and bush encroachment (supported with herbicide assistance from DFFE)
- Road and infrastructure maintenance (hides, picnic sites, viewpoint, fences etc)
- Maintenance of the reserves equipment and vehicles.
- Community relations and other local and regional initiatives.

Kube Yini has a well-structured veld condition monitoring programme in place, which works hand-in-hand with the annual game counts where Shareholder are encouraged to participate. Veld Condition Assessments are conducted on an annual basis and are important in defining required management interventions, like controlled burning and game number management.

Kube Yini (being a non-big 5 reserve) offers a protected environment that has significant potential to protect and contribute to the biodiversity in the region. There is potential for Kube Yini to become an important protective breeding site for a number of the more vulnerable species that once naturally occurred in the area and are struggling to gain a foothold in our big 5 neighbouring reserves. These include a wide diversity of plant and animal species. Plans to further realise this potential are being explored through Kube Yini's membership of the Green Custodian program supported by FreeMe wildlife.

## **A BRIEF HISTORY OF THE RESERVE**

### **1989**

The cattle and game farm were purchased by Mr Andrew Montgomery from Dr Siegfried Prigge. Realising its potential as a fully-fledged private game reserve, Andrew decided that the project would be best served by a group of like-minded environmentally keen shareholders who could fund and manage a conservation reserve.

### **1989 – 1991**

It took three years to realise the development plan. Development of the Reserve commenced with the removal of internal fences, the laying down of 55 kms of internal roads, construction of power and water lines to the first 25 residential sites and renewing and upgrading the game fence line. In addition, the Reserve entrance, the manager's house, clubhouse, swimming pool and tennis court were constructed along with the staff quarters. The initial marketing and advertising campaign was conducted during this same period.

### **1991**

Phase One of Kube Yini was launched with 25 shareholder sites.

A further 25 sites were established and all 50 sites on the reserve had been purchased. The initial game complement was established comprising existing and newly introduced species.

### **1996**

The Manager's house was completely modified and renovated.

### **2002**

The Cadet ranger's accommodation (Marula Cottage) was constructed adjacent to the clubhouse towards the end of the year.

### **2002**

The Manager's house was extended to accommodate a family.

The staff quarters were renovated providing improved accommodation, a new kitchen and ablution facilities.

Contractor quarters were constructed to facilitate future building projects.

### **2004**



The recreational area was completely upgraded with the installation of a new larger swimming pool, extended paved areas and a thatched gazebo with braai facilities.

The Administration Office upgraded its computer systems and network to cope with the ever-increasing work.

## 2023

The Kube Yini application process to be declared a Nature Reserve was signed in December 2023 by the KZN MEC for Economic Development, Tourism and Environmental Affairs.

## THE COMPANY STRUCTURE

### The Company

Kube Yini is a Shareblock Company registered as Kube Yini Shareblock Limited (Reg Number : 89/06770/07) and operates as "Kube Yini Private Game Reserve". As a company that allocates the use of its immovable property to shareholders, it is subject to the provisions of the Shareblock Control Act and Community Scheme Ombudsman Service (2017).

The Company has a Memorandum and Articles of Association reflecting its constitution and general company rules and the Kube Yini Use Agreement registered with the Registrar of Companies. The Company Management Regulations allocates the exclusive use of part of the company's property to each Shareblock holder and sets out the terms and conditions of the exclusive and shared use.

### The Board of Directors

The Board of five Directors is elected annually by shareholders at the Annual General Meeting. The directors in turn elect a Chairman.

The laid down business of the Board of Directors is to set policies, control, manage and administer the Reserve and to maintain the common property. In furtherance of this, the Board may:

- Hire, contract or assign officials or companies to carry out services.
- Raise funds to accomplish their duties by way of levies.
- Appoint individuals or committees as required for advice and assistance.
- Make rules to regulate the conduct of shareholders for the benefit of all.
- Impose appropriate financial penalties for noncompliance with the rules.

The Chairman and Board members determine the management portfolio responsibilities required to manage the Reserve and the Chairman allocates such portfolios to an appropriate Board Director. These portfolios are Finance, Legal & Secretarial, Reserve and Building & Construction management

Additional and/or alternate directors may be appointed from time to time as and when deemed necessary by the Board. The Board, as such, sets Kube Yini's policy and it appoints staff to carry out that policy and to physically perform the day-to-day running of the Reserve. The Board's aim is to establish, encourage and maintain a culture of a co-operative, enjoyable and unique lifestyle on the Reserve, whilst properly and efficiently running the day -to-day functions and maintaining and improving the value of the Reserve as a whole.

### Reporting Structures

The Reserve Manager and Admin Manager report directly to the Board.

Reserve Staff (reserve, cleaning and casual labour) report to Reserve Management.

Should a shareholder need to make contact, protocols are that you initially make contact with the Duty Manager via Two-Way Radio, email or telephone.

If you need to make contact with the Board you will find these details on the notice board opposite the Office.

### Annual General Meeting & Special Meetings

The Annual General Meeting is held at Kube Yini on a date decided on by the Board of Directors (usually during May or June).



In addition to the AGM the Board of Directors has discretion to call Special General Meetings as and when circumstances warrant such a meeting.

## Shareholder & Voting Rights

Share ownership is obtained by purchasing an existing shareholder's share and loan account in the company, Kube Yini Shareblock LTD. A share ownership entitles the holder to the exclusive use of an allocated site.

Proposed share ownership is ratified by the Board of Directors, whereupon the transfer may proceed, subject to the new shareholder subscribing to the Kube Yini Use Agreement as well as an agreed basis of levy payment.

- **Syndication**

Syndication of a share is permitted provided that no more than five individuals participate. New syndicate shareholders must be introduced to the Board in the same way as a shareholder and must sign the Use Agreement. Shares may be registered in the name of an individual, company, close corporation, partnership or trust. The company, close corporation, partnership or trust must nominate a managing member who will be responsible for dealing with the financial matters relating to that site.

Each site represented, directly or by proxy, at a meeting of the company has one vote. In the case of syndicated ownership of a site, such vote is exercisable by a single nominee (or proxy) on behalf of the whole syndicate. Syndicates must nominate a member who will be responsible for voting on behalf of the group at the AGM or at a special general meeting as well as liaising, when necessary, with the management or Board of Directors.

## The Budget

The Company's financial year is from March -February. Funds required to run and operate the Reserve are estimated in advance for each financial year. The budget consists of all items of expenditure likely to be incurred in the control, management, administration, use and enjoyment of the Reserve and of Common Property.

Annual income is based on shareholder's levies and any other income received from alternate sources (e.g. game sales, interest earned etc).

## Monthly Levies

The monthly levies are determined on the budget of operating income and expenditure of the forthcoming year and approved annually at the AGM

The levy is payable monthly on the first day of each calendar month or may be paid annually in advance. For those shareholders wishing to pay their annual levy in advance, the Board offers an 'early payment' discount.

Monthly Levies not paid before the 5<sup>th</sup> (Fifth) of the month will be subject to penalty charges.

## Insurance

In terms of the Shareblock Act, the Board is responsible for arranging the insurance of the company's assets including dwellings erected on the residential sites. The Directors will agree the insurance value for each dwelling with the relevant shareholder and the insurance brokers appointed by the Board. Kube Yini will charge the shareholder directly with the relevant premium due on an annual basis.

## SERVICES

### Security

Kube Yini contracts a professional external security company to monitor our perimeter fence security and conduct 24 hour antipoaching activities on the Reserve.

### Access Control

Kube Yini employs its own staff who are responsible for access control. The gate is manned 24 hours a day.

All shareholders and their guests, including contractors arriving at the Reserve gate acknowledge that by entering the Kube Yini reserve they understand and accept the indemnity clause.

Kube Yini utilises **OneSpace** (a digital phone application) to facilitate shareholder access. All shareholder / card holders are required to register their profile on One Space. Please make enquiries with the office if you require assistance.





Using One Space, shareholders can invite guests and contractors. These visitors will receive a pin number to facilitate their entry. See the Access Policy.

### **Administration office**

Office Hours are Monday- Friday from 09h00-11h00.

These hours may be adjusted depending on the reserve's operational requirements

### **Workshop**

The Workshop Complex comprises a well-equipped workshop, staff accommodation, and a limited number of garages for rental by shareholders.

An outside working area at the workshop is available for use by shareholders. This includes a workbench, vice, and air hose. All other tools are reserved for staff use. Please ensure the area is left clean after use.

### **Household Refuse**

A limited refuse disposal area is available at the workshop for combustible and biodegradable waste only.

All other refuse must be removed from Kube Yini by shareholders.

There's a dump site in Hluhluwe. Please contact the office for directions.

No rubbish may be left at communal facilities. Non-compliance may result in a fine.

Shareholders occasionally give old / unwanted items to staff. To assist management in monitoring this please notify the office of any items to be given to staff.

### **Cleaning Service**

The reserve provides cleaning services for lodges, including weekly cleaning, ad hoc cleaning, and opening/closing cleans.

Shareholders must arrange this well in advance, particularly during holiday periods and long weekends. For pricing and availability, please contact the administration office.

### **Labour Service**

Casual labour for gardening work is only available as a full-day service during week days. Please check availability with the Reserve or Duty Manager and contact the office for pricing. Shareholders are responsible for supervising the staff.

### **Reserve Garages**

Limited garages are available at the workshop for annual rental. Enquire with the Office should you wish to put your name on the waiting list.

Shareholders are responsible for private vehicles parked at the garages.

Garage space is not transferable upon the sale of a share.

### **Vehicle Washing**

A limited vehicle washing service is available at the workshop. Please enquire with the office

### **Lodge & Site Management**

In keeping with the requirements of our insurance policy, it is a management function to brushcut the grass around lodges (5m) monthly in the rainy season. This is in an attempt to reduce the risk of fire.

All other lodge and site maintenance is the sole responsibility of the shareholder or syndicate.

### **Common Property Maintenance**

Common property such as gate houses, access gates, clubhouse complex, staff quarters, workshops, hides, roads, water systems, power supply and the perimeter fences are maintained by management.



## Laundry

A laundry service is available for shareholders who wish to make use of it.

All items must be clearly marked with either your name or your house number.

Each load must be submitted in a suitable laundry bag.

A laundry voucher (attached [here](#)) must be completed accurately and handed in with your laundry.

If items do not match the voucher, no voucher is included or laundry is not marked, the laundry will be set aside. Unfortunately, I don't have the capacity to follow up on incomplete or incorrect submissions, so please double-check before handing it in.

Please make sure pockets are empty

We only offer basic washes in cold water.

We are not equipped for heavily soiled items or specific stain removal, and we cannot handle delicate or dry-clean-only items.

Turnaround time depends on laundry volume and staff availability. Any delays will be communicated as needed.

Price structure is on the laundry voucher. Please note that if we need to collect the linen or drop it back at your house there will be a R25 charge per trip for that.

## Firewood

Do not cut or collect firewood in the Reserve.

Management provides suitable firewood at the workshop which has been collected on the reserve. Please use this resource sparingly. Do not bring firewood on to the reserve.

## Reserve Maps & Resources

AVENZA - A detailed interactive map of the Kube Yini Private Game Reserve is accessible for use online and offline on both Apple and Android phones. Please enquire with the office.

Species lists of fauna and flora are available on the website for downloading.

The printable map included in this handbook is also available for download on the website.

## Rental of Lodges

No more than 8 persons (all over the age of 5 years) shall be allowed to stay or reside in a lodge at any one time. If a shareholder requires additional / overflow accommodation, other lodges are occasionally available for short-term rental. Please enquire with the Office.

## Queries, Suggestions & Complaints

Shareholders are encouraged to contact Reserve Management.

Please make contact at the office or via email.

If your query or complaint is not resolved to your satisfaction, please be in contact with the Board. Contact details are on the notice board opposite the office.

## GENERAL

### Two Way Radio's & Call Signs

Please refer to the Kube Yini Radio Policy.

### Fauna & Flora

The removal of fauna, flora and materials from the Reserve is prohibited. Leave plants, trees, animals and any geological or historical material undisturbed.



No shareholder may bring fauna and flora onto the reserve.

Shareholders may only plant indigenous trees that are endemic to the area at their lodges.

Please remember that the animals are wild and that you are in their territory. Do not harm, destroy or disturb any wild animal, insect, bird, reptile or fish/aquatic life. Do not handle baby animals.

Do not feed animals or deposit food or other refuse into the bush.

### **Water Supply**

All water used on the Reserve is pumped from boreholes and is of reasonable quality, however reserves are limited. Please use water responsibly.

Please report any water leaks as a matter of urgency to the Duty Manager.

It is imperative that water is switched off at the mains when a lodge is unoccupied.

It should be noted that water is not currently charged to shareholders, but the Board reserve the right to review this situation should the need arise.

Kube Yini water may not be utilised for gardening purposes.

### **Electricity**

Kube Yini is served by ESKOM's national grid. Shareholder's accounts are charged based on lodge meter readings taken every quarter.

Management report faults to ESKOM. Should a problem be experienced, please contact management.

### **Medical Advice & Assistance**

The **Park Doctor** is a service that provides telemedicine consultations, emergency response coordination, and health risk assessments for remote locations. This service ensures the well-being of visitors and staff in wilderness areas.

This service is included as part of our Kube Yini's insurance policy.

Please contact the Duty Manager should you require emergency assistance.

A list of local Pharmacies, Doctors and other emergency contacts can be found on the Notice Board opposite the Office.

A basic first aid box is available at the clubhouse. (please replenish items used). Shareholders should keep a basic first aid kit at their lodge.

Snake catching equipment is available in the clubhouse.

Kube Yini is low risk malaria area. Please consult your doctor or pharmacist for advice.

### **Drones & helicopters**

Kube Yini is a proclaimed Nature Reserve and as such no private helicopters, microlights or drones may be used in the vicinity for recreational purposes.

### **Domestic Animals**

No animals or pets, including reptiles and caged birds are permitted on the Reserve. Management will use their discretion when dealing with dogs found on the Reserve with the possibility of the animal being destroyed should it be deemed a threat.

### **Emergency Procedures**

Please refer to the Kube Yini Emergency Action Plan. Emergencies may include water leaks or low water pressure; fire on or near a boundary fence, an injured rhino or snared animal, dogs, a snake inside a lodge or trespassers.

Make urgent contact with the Duty Manager via Two-Way Radio.

## **COMMUNAL FACILITIES**

Communal facilities are used at your own risk.



Please always be mindful of leaving communal facilities tidy and in good order after using them. Take all refuse with you when you depart and leave each site as you would wish to find it.

### **Clubhouse Complex**

The Clubhouse comprises the administration office, a small kitchen, a changing room and toilets. DSTV, WI-FI and a library are available.

A First Aid Box and snake catching equipment is available in the Clubhouse. Please return and replenish as needed.

The Notice Board opposite the office contains useful information.

### **Swimming Pool & Communal Braai**

Firewood is available at the workshop.

Always be mindful of the risks related to fire.

Kppe the pool area clean.

### **Tennis Court**

When using the tennis court please wear the correct footwear. No food or drinks may be taken onto the court area.

No other games may be played in this area.

### **Hides & Picnic Sites**

All hides and picnic sites are marked on the Reserve Maps.

Braai fires are only permitted in demarcated areas. Please ensure that all fires are fully extinguished before leaving the site.

Please be quiet when approaching hides as other shareholders may be using them. While hides and picnic sites are communal facilities, please give consideration to shareholders who may already be at a site.

## **CODE OF CONDUCT**

### **Introduction**

A Code of Conduct for a development such as Kube Yini Private Game Reserve provides an acceptable practice by which shareholders may live together reasonably and harmoniously and without interfering with others' enjoyment. It also retains the ethos of the area and enhances the market value and prestige of the Reserve.

In terms of the Articles of Association and Use Agreement, the Board is given the task of making rules for the management, control, administration, use and enjoyment of the Reserve. The Board gladly considers any constructive suggestions for reasonable additions, omissions or amendments to these rules. Such suggestions should be submitted in writing.

The Articles of Association and Use Agreement require the regulations to form an acceptable code for harmonious living, to be reasonable and to be binding on and to apply equally to all shareholders. Based upon this rationale, the regulations should be seen to be neither restrictive nor punitive, but rather as a judicious framework to safeguard and promote appropriate, sensible and fair interaction.

The Board also has the right to impose financial penalties to be paid by shareholders (or their guests) who fail to comply with the regulations.

### **General Reserve**

Whilst all reasonable precautions are taken in the fencing and protecting the Reserve, all shareholders, visitors and contractors are reminded that wild animals are unpredictable and an incursion onto Kube Yini by more dangerous animals such as lion, elephant or buffalo is always a possibility.



Respect and general consideration by shareholders for all shareholders and guests shall be always exercised throughout the Reserve and its communal facilities.

Children are to be always supervised by an adult.

Trespassing onto other shareholders properties or shining of spotlights on to any lodge is not permitted.

When using audio equipment, televisions, generators, power tools and other devices always take cognisance of the impact on other Reserve users so as not to create a disturbance or nuisance. Please remember sound carries!

### **Road Usage**

The Kube Yini speed limit is 30 km/hour. The best speed for game viewing is below 20 km/hour.

Only persons with a valid driving licence may operate a vehicle on the Reserve.

Drive only on clearly defined roads. Never drive over the veld or across dry dams. Please remember that animals always have right of way.

To protect the roads, shareholders :

- must engage 4 x 4 when visiting the valley areas of the Reserve.
- may not drive following heavy rain on any roads except those that access Lodges and the Main Gate.

Please note that Kube Yini's access road through Munywana Conservancy is via the district road D463. No trespassing onto neighbouring reserves along this route is permitted.