

Hoedspruit Wildlife Estate



ANNEXURE "A"

INDEX: Building and Architectural Rules 13th July 2013

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A BUILDING AND ARCHITECTURAL RULES

These Building and Architectural Rules do not apply within the development known as The Village at Hoedspruit Wildlife Estate. It is advised to get clarity should there be any form of uncertainty regarding these guidelines from the HWE HOA prior to commencement, to avoid unnecessary transgressions.

These rules set out for prospective homeowners, builders and developers, are the design criteria they will have to comply with if they wish to build at Hoedspruit Extension 6 Township (hereinafter referred to as Hoedspruit Wildlife Estate). The rules have been developed to preserve, protect and maintain the unique environmental and physical attributes of Hoedspruit Wildlife Estate rather than to hamper the development.

The function of the Hoedspruit Wildlife Estate Home Owners Association (“HWE HOA”) is to ensure that the character and quality of Hoedspruit Wildlife Estate is maintained, thereby protecting the value of individual homes as well as the environment. Development within Hoedspruit Wildlife Estate must conform to the fundamental intention of establishing an environment that is in harmony with the nature in and surrounding the property. It is not the intention to unreasonably restrict building design. The Architectural Rules are a condition of the Agreement of Sale and will be enforced by HWE HOA. The HWE HOA shall in addition to any other remedy, such as repair or removal of the infringement, be entitled to impose fines in respect of approved building plan deviations. The HWE HOA reserves the right to alter the Architectural. Transgressions will be fined in accordance with Annexure “B”.

1. TOWN PLANNING CONTROLS

1.1 GENERAL

The restrictions / guidelines set out below are in addition to any restrictions imposed in terms of conditions of title, town planning schemes or national or any other building regulations. Notwithstanding any plans, or improvements that must comply with any such restrictions imposed by any authority, the approval of any plans or improvements within HWE HOA shall be at the sole discretion of the HWE HOA, which shall not be unreasonably withheld.

Similarly, compliance with restrictions imposed by the HWE HOA shall under no circumstances absolve the resident from the need to comply with restrictions imposed by any authority nor shall HWE HOA’s approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

The architectural style of the house will be considered in conjunction with those of other houses in the area, as well as aesthetic appearance, and the proposed placing of the building, and such other factors as the HWE HOA in its entire discretion may deem appropriate.

Every effort will be made to ensure that high standards are observed by all stand owners. A stamp of approval of building plans from the Home Owners Association must be obtained prior to submission for approval at the Maruleng Council.

However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that such plans will be approved by the Local Authority.

1.2 TIME LIMIT FOR CONSTRUCTION

Time limit for construction may change in future, at which time any person who has not yet commenced construction will be afforded no less than 9 (nine) months notice to commence construction. In order to reduce inconvenience to neighbours and to prevent unsightliness, construction should, once commenced, proceed without lengthy interruptions, and must be completed within one year (twelve months) from commencement. Phased design must be handled in such a way that the end of each phase must be aesthetically acceptable to the HWE HOA. Any deviation from the above time limits will be subject to penalties calculated on a daily basis according to tariffs determined by the Directors of the HWE HOA from time to time.

2. TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS ADJACENT STANDS AND SCREEN WALLS:

The owner must obtain an approved site number to be displayed at the entrance of the road once the entrance to the site has been demarcated – height 90cm to the top of the number on a wooden termite treated gum-pole. These numbers are available at Splinters, Hoedspruit and are standardised. No deviation will be accepted.

- 2.2 Perimeter fencing/walling of 1/3 of the boundaries of a stand will be allowed. The boundaries to a stand are generally accepted as five metres inside boundary marcation site pegs parallel to the main road, and two metres from the sides and back of the stand.
- 2.3 The natural environment will be left untouched except for that area designated by the HWE HOA for the erection of the buildings on the stand and garden purposes. This area may not exceed 2000 square metres (Approximately a 25m radius). Even on this area, the environment must be disturbed as little as possible. Landscaping or gardening to site entrances closer to 5 metres from the road verge will not be allowed. The purpose hereof is to impose as little as possible on the natural habitat of the game and create the feeling of “being in the bush” as opposed to city living.
- 2.4 Therefore no trees, bush, grass or any other natural growth will be disturbed or removed without written approval of the HWE HOA as this also serves as natural screening of buildings from the roads and buildings on adjacent stands.
- 2.5 If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool from the road or adjacent stands) , then such walling shall not exceed 2.1 metres high, and not extend for more that 50% of its length as a continuous line parallel to the road boundary. If a solid wall is unavoidable, a stepped-back or articulated wall is acceptable. This will however only be allowed on the area designated by the Home Owners Association for the erection of buildings not exceeding 2000 square metres.
- 2.6 All garden walls and fencing with regards to both material and dimensions, as well as gardens and features at driveway entrances of what ever kind, will not be allowed without prior written approval of the HWE HOA Aesthetics Committee.

- 2.7 All TV and DSTV antenas must be concealed. The position, size and siting of satellite dishes must be approved by the HOA.
- 2.8 Lean-to and temporary carports will not be allowed.
- 2.9 Roofing materials for flat roof patio's, carports and outbuildings must be approved by the Aesthetics Committee.
- 2.10 No shade cloth or corrugated iron metal sheeting will be allowed.
- 2.11 No wendy houses or other temporary structures may be erected.
- 2.12 Water tanks may not be elevated and must be screened off by a "Lathe" type fence or solid brick wall and may not be placed further than 5 metres from the main building, at the back of the dwelling not facing the road. It must not be unsightly to the neighbours.
- 2.13 **SWIMMING POOLS**
 - 2.13.1 No swimming pool larger than 40 (Forty) cubic metres will be allowed.
 - 2.13.2 The design of the swimming pool will be such that any wild animal falling into the pool will be able to easily find its way out of the pool.
 - 2.13.3 The detailed design of the swimming pool must be lodged with the HWE HOA for approval in writing prior to construction thereof.
 - 2.13.4 No swimming pool water may be pumped or backwashed onto the surface but must be deposited into an open French Drain System, made of natural stone, to prevent soil erosion. Such a French Drain System shall be as prescribed by the HWE HOA. Backwash pipes are to be concealed and may not be left visible on the ground surface.

3. **PROHIBITED BUILDING MATERIALS:**

Within the style and outside finishing prescribed by the HOA in principle, no limitations are placed on building materials other than the following items, the use of which is not allowed:

- 3.1 Unpainted plaster
- 3.2 Unpainted or reflective metal sheeting, geysers must be painted the same colours of the house or screened off by a "lathe" cover
- 3.3 Pre-Cast concrete walls
- 3.4 Razor wire, security spikes or similar features;
- 3.5 Lean-to, metal roof or temporary carports or patent type shade netting structures;
- 3.6 The approval of the Home Owners Association must be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors,

- 3.7 Unplastered brick, whether it is klinker or stock.
- 3.8 Crusher stone used to line out driveways closer than 5 metres from the tar road verge.

4 MISCELLANEOUS ARCHITECTURAL GUIDELINES:

- 4.1 The general style prescribed is a farm or lodge type design with natural look and natural outside finishings and colours.
- 4.2 Roof covering; thatch, cement roof tiles, Harvey tiles or chromadek will be permitted, a maximum roof pitch of 45 degree for thatch and not more than 25 degrees for other will be permitted. A mixture or combination of different roof coverings at the same residence will not be permitted. Roof colours; Charcoal gray or brown-red for cement and Harvey tiles and Dolphin gray or brown-red for Chromadeck. Other roof designs, such as flat roofs or roof colours , may be considered by Home Owners Assosiation, only if approved by the Aesthetic Committee.
- 4.3 A plinth of at the most 600mm from the ground built with, natural stone or cladding, or other features built in natural stone will be allowed and encouraged, on external walls of the building, limited to not more than a total of 5% of the entire external walling of a house.
- 4.4 Plaster on external walls should be rough cast and coloured only in colours approved by the HWE HOA.
- 4.5 Details of the design of parapets, facias, capping eaves, roof trim, guttering and roofing materials in general must be specified on plan for approval.
- 4.6 All external finishes and colours must be specified on plan. A list of approved colours may be obtained from the Home Owners Assosiation.
- 4.7 Awnings, TV aerials and other items, which do not form part of the basic structure must be clearly shown and annotated on drawings.
- 4.8 Solar heating panels, if used, must be incorporated into the buildings to form part of the basic structure and must be clearly shown and annotated on drawings.
- 4.9 Outbuildings and additions must match the original design and style of the original house plan.
- 4.10 Staff accommodation and kitchens must open onto screened yards or patios.
- 4.11 External screen walling shall not exceed 2,1m (two comma one metres) in height, shall be finished on both sides, and shall be either CCA treated and stained lathe on a plinth or brick walling.
- 4.12 No staff accommodations may be nearer to the road than the main dwelling unless contained under the same roof or integrated into the total design.
- 4.13 The privacy of surrounding properties must be considered. As a general rule, no windows or balconies on the upper storey should overlook the “living space” (for example, the swimming pool) of adjacent dwellings. Furthermore the placing of the buildings on the

stand will be done in conjunction with the HWE HOA. If agreement cannot be reached, the decision of the HWE HOA will be final.

- 4.14 All exposed plumbing, refuse bins and washing lines must be fully screened from the roads or adjoining properties.
- 4.15 All external security gates and burglar fencing will have to be approved by the Home Owners Association.
- 4.16 The floor space of all dwellings must exceed 120 square metres exclusive of lapa's, undercover garages or parking but including undercover patio's.
- 4.17 No dwelling may provide sleeping facilities for more than 14 (Fourteen) people (including staff accommodation which will not provide for more than 2 (two) staff members)
- 4.18 The owner will install and maintain the sewerage system prescribed by the HWE HOA in the manner and in the position prescribed by the HWE HOA.
- 4.19 No dwelling will exceed two storeys (ground floor plus additional storey only).

5 ARCHITECTURAL GUIDELINES:

5.1 Roofs:

5.1.1 Roof Covering.

All roof coverings to dwellings to be as per 4.5 above. Thatch at a minimum of 45 degree pitch is to be done by specialists. No gutters will be permitted. In the case of thatched roofs, no sub standard roof construction shall be accepted. Thatch shall be installed at minimum 200mm thick and with ceiling layer in all areas where the underside of the roof will be visible. All thatched roof construction shall make use of lath branders. No SA Pine branders shall be used for thatching. All gum pole structures, including ring beams and support columns shall be CCA treated. No tar, carbolinium or other treatment that would stain the timber black will be allowed. Timber structures may be finished with stained varnish or oil or be left in the treated colour. All ridges on thatched roofs shall be of concrete and painted black. All gum poles used must carry the SABS mark and all pole ends shall be reinforced with galvanised gang nail plates suitable to the pole end thickness. Gang nail plates shall be painted to match the pole finished colour. In the case of Harvey Thatch roofs, all fascia boards along eaves and barge boards along gable ends shall be painted black or dark grey to match the roof colour. No roof lights or skylights shall be permitted.

5.1.2 Concrete Links

Flat concrete sections of a roof, over the links between "thatched" structures to be maximum 2,55m (two point five metres) from floor to ceiling. All Reinforced Concrete structures shall be engineer designed, but with minimum 170mm thickness for roof slabs and 170mm up stand beams with approved drip and rainwater disposal detail and waterproofing. Flat roof rainwater disposal to be spouts and or concealed down pipes. Should spouts (with or without chain) be opted for discharge, these must be set in rock/stone filled catch pit to be detailed by the architect. Any rainwater discharge that may cause erosion in the opinion of the Architectural Committee will not be permitted.

5.1.3 Covered Patios, Carports and Garages

Carports, shall be gum pole structures. Covering may be 45 degree pitched “thatch” roofs with CCA treated/stained lathe gables or approved treated/stained lathe sunscreens or in a case of a flat roof structure, stained lathe placed directly next to each other, with charcoal coloured corrugated iron, not visible from the road or the neighbours home, with a fall of not more than 3 degrees to the back. No shade netting will be allowed.

Garages used for storage must have doors and should preferably not open towards the main road. Garages without doors will be classified as carports and may not, other than vehicles, be used for storage of any kind.

5.1.4 Thatch roofs should must be covered with 25mm Chicken wire or similar wire as approved by the Aesthetic Committee or netting as approved by the Aesthetic Committee as to prevent damage by wind and wild animals

5.1.5 The proposed dwelling shall be constructed in the centre of the site (plot), permitting position of trees or rocks, subject to approval of HWE HOA. To prevent sprawl on the site, the designated building area is identified as an area of land within a radius of 25 (Twenty five) Metres. The entire extent of the building footprint (including all outbuildings, decks, pool, car ports, bomas, etc.) must fit inside this area. Owners and their Architects shall be expected to survey the natural features falling inside the designated building area, including trees, tree canopies, rocks, etc., BEFORE commencing with the design of the dwelling in order to design the building around such natural features without destroying it and without exceeding the boundary of the designated building area.

5.1.6 All buildings may only be built according to the approved plans. Any variation during construction of the dwelling that may have an effect on the outward appearance of the structure shall be presented to the Architectural Committee for approval before implementation. The Architectural Committee reserves the right to instruct any contractor to remove, remedy or undo any unapproved variation in building works to the satisfaction of the Committee. The cost of such reversal or remedial work shall be solely for the particular Owner and his Contractor.

5.1.7 Log-Cabin style designs / wooden walls will not be allowed.

5.1.8 All external window sills shall be constructed at min. 30 deg. and will consist of a plaster finish to match the exterior wall finish, or of a tiled finish. No painted fibre cement or exposed face brick external sills will be permitted

5.1.9 Plants and the Construction Process

The Owner and his appointed Architect shall be expected to survey the site and its natural features falling within the designated building area in order to design the building to fit around such trees or features, also taking into account the tree canopies which may be damaged by roof structures and tree roots that may be damaged by foundation structures. All foundations crossing tree roots shall be bridged in order to preserve the roots of trees. If building operations in exceptional cases require plants (especially trees) to be removed, it shall be presented to the Aesthetics Committee during the plan approval process. No removal of trees on site after the approval process will be allowed. No trees with a stem diameter of 150mm (one hundred and fifty millimeters) or greater may be removed in which

case a R 5000 fine will be levied. Trees and other vegetation in the immediate vicinity of the building must be marked with safety tape to prevent construction workers accidentally damaging or removing vegetation not approved by the committee. No main branches (100mm diameter or greater) may be cut by the contractor or Owner without prior approval of the Estate Manager. If approved, the branches will be cut sensibly in the presence of the estate manager, to avoid scarring or mutilation of the tree. In cases where patios or decks are constructed around trees, enough space shall be provided in the design of such patio or deck to allow for future growth of the tree stem. The responsibility of preserving the vegetation during construction is solely for the Owner and his appointed Contractor. Trees may not be used as temporary supports during the construction process and no wire or nails shall be tied around or driven into tree stems. Any scarring of trees will be subject to a severe penalty to the Owner and his appointed contractor.

5.1.10 Glazing - Only natural clear or obscure glass will be permitted. No tinted, one-way or reflective glass in windows, doors or any other glazed surface shall be permitted.

5.1.11 All internal electrical installations must comply with the standards of the SABS 0142 (user code for the wiring of premises). After completion, each owner will have to supply the HOA with an electrical certificate of compliance issued by an accredited person as prescribed by SABS 0142 user code. This certificate forms part of the Occupation Certificate required from the Maruleng Municipality.

5.1.12 No spotlights or “up-lights” will be allowed

5.1.13 No perimeter lights will be allowed

5.1.14 No “bollard” type lights will be allowed

5.1.15 No ultraviolet insect attracting lights will be allowed

5.1.16 No Fluorescent type lights or lights producing a bright white light will be allowed anywhere on the exterior of the building or in car ports or under patio roofs.

5.1.17 Energy saving lights shall be of the “warm white” type generating a natural warm light.

5.1.18 Roof Mounted Equipment

All roof mounted equipment, including communications equipment, solar or electric water heaters, etc. must be positioned to be out of site and concealed from view and may not protrude from the roof line. Solar panels may not be located to reflect glare from the building and must be neatly installed by specialists.

5.1.19 Air Conditioning Units

Only split –type air conditioning units may be used. The Architect shall be required to accommodate areas to conceal the external air conditioning equipment in his/her design. Condensers to be placed on flat roof links must be completely out of sight and painted to compliment the wall finish and piping and conduits to be concealed. Alternatively, condensers may be installed in court yards or hidden behind lath screen walls. All gas pipes and condensate drain pipes are to be concealed.

5.1.20 Generators and Noise Generating Equipment

Generators and other noise generating mechanical equipment will be sound attenuated to produce no more than 40dB measured at 7m (seven metres) from the appliance.

5.1.21 DRIVEWAYS

- a) Driveways from the main roads to the dwelling shall be identified and finalised on site at the Site Handover meeting. The driveway shall also be the access route to the building site for material deliveries and construction activity. No deviation from the identified route shall be allowed. Driveways may not be positioned outside the building perimeters and must be at least 2 meter from the stand perimeter.
- b) No material shall be delivered on the side of the driveway that will unnecessarily widen the driveway or within 5 metres from the main road verge.
- c) Where practical, the trenching for underground services shall be excavated along the side of the driveway to prevent the double impact of bush clearing for driveways and trenching on the same site.
- d) Driveways shall be cleared to vehicle width. The driveway will be further formed by vehicle access during the construction stage. Driveways should not exceed 3.5 metres in width. The bellows joining the road verge should not be more than 3.5 meter radius. The edges of the driveway, as well as any damage caused by the delivery vehicles shall be rehabilitated by the contractor as a condition for site hand back on completion. **Only one driveway will be permitted.**
- e) To prevent stone damage to Estate tar roads, crusher stone may not be used to cover a driveway closer than 5 metres to the main tar road.
- f) A concrete cement slab of 500mm wide by 6000mm long with a thickness of not less than 100mm must be cast parallel to the verge of the bitumen road and the entrance to the stand, to protect the road from damage due to traffic.

5.1.22 Stands may not be sub-divided without the prior consent of the Hoedspruit Wildlife Estate Home Owners at an AGM or by written poll.

5.1.23 Windows and Doors:

External doors and window frames must be wooden or natural bronze anodized aluminium. External burglar bars will not be permitted unless incorporated into the overall design. Garage doors must be wood or simulated material such as pre-painted aluminium with a wooden finish by specialist.

5.1.24 Landscaping:

As the beauty of the natural environment should be preserved, no landscaping or disturbance to natural habitat will be permitted at driveway entrance and as little as possible landscaping must be done with only a maximum of 350 square metres on the 2000 square designated by the HWE HOA for building and gardening purposes. Any landscaping exceeding this must be approved by HWE HOA within their sole discretion.

5.1.25 Electrical:

The electricity requirements from each stand should not exceed 60Amp single phase for the residential stands or 60Amp 3-Phase for the commercial and exclusive stands. A Pre-paid electricity meter must be installed at the supply point to each dwelling at the cost to the owner. Information regarding the specifications of the meter is available at the HWE HOA office.

6 PROCEDURE FOR THE APPROVAL OF BUILDING PLANS:

- 6.1 Conceptual designs and a sketch plan, together with a site plan must be submitted to the HWE HOA, for the consideration and approval. Only plans drawn by a qualified draughtsman or architect registered with a professional institute will be allowed. Sketch plans will be approved or rejected within 7 (seven) days.
- 6.2 Working drawings (One colour copy and Five Black & White copies) in compliance with the approved sketch plans, together with an approval fee, calculated per square meter by the Directors and ratified at the next HWE HOA AGM (Carports, open-air areas, patios excluded) are to be submitted to the HWE HOA for approval prior to being submitted to the local authority for approval. Note that the Local Authority will not accept plans that do not bear HWE HOA Stamp of approval. All building plans submitted must show contours of at least 500 (five hundred) millimetres intervals and indigenous trees and rock formations should be indicated.
- 6.3 A deposit as determined by the Directors and ratified at the next AGM in respect of any proposed alteration, completion of any unfinished building or a new dwelling, must be paid to the HWE HOA by the contractor before construction commences. This amount will be held in trust (free of interest) by the HWE HOA until completion of the buildings and improvements have been achieved. This deposit will be used to pay for the removal of any rubble or to make good any damages caused by the building contractor. E.g. curbing, landscaping, services, etc. or in lieu of penalties caused by transgression of these rules and other rules and regulations by the owner or his contractor. This deposit will be refunded once an Occupation Certificate for the dwelling has been received at the HOA Offices from the Maruleng Municipality and a site handback satisfactory inspection has been conducted by the Estate Manager.
- 6.4 No construction will be allowed to commence before the HWE HOA has granted the approval of the working drawings in writing, and the builder's deposit has been received. One copy of the original sketch submitted, together with one copy of the final submission Municipal approved plans, must be submitted to the Home Owner's Association, which will be kept for record purposes. Perspective drawings and photos may be requested. The site must be enrolled with the NHBRC and proof of registration should be provided before site handover takes place. Owner builders should get an exemption certificate from the NHBRC.

6.5 THE APPROVAL PROCESS

- 6.5.1 The following procedures will apply to all building operations on the estate in order to ensure a harmonious development, a consistent architectural theme and to minimize disturbances caused by building operations.

6.5.2 Stage 1 – Concept Approval

Two copies of site development plans and sketches of both the proposed floor plans and the elevations of buildings shall be submitted to the HWE HOA for consideration by its aesthetics committee. The Stage 1 plans shall be accompanied by a non-refundable scrutiny fee as determined by the Directors and ratified at the next AGM and a check list completed by the architect who prepared the plans confirming that the plans comply with the HOA's design guidelines. Check lists can be obtained from the offices of the HWE HOA.

Sketch Drawings submitted for Concept Approval must include the following:

Site Plan – Scale 1:200

Indicate the location of the building footprint within the designated building area

Indicate proposed access route for driveway

Indicate planned routing of sewer, electrical, water and other underground services

Floor Plan – Scale 1:100

Indicate basic building layout plan

Indicate planned pool, boma and decks

Indicate position of existing trees and natural features to remain and / or removed

Sections – Scale 1:50

Indicate roof height and basic materials

Elevations – Scale 1:100

Indicate planned exterior finishes including colour scheme.

6.5.3 Stage 2 – Technical Documentation Approval

Taking cognisance of aesthetical committee Stage 1 comments, detailed drawings (working drawings) may then be prepared. Two copies of these Stage 2 drawings shall be submitted to the HWE HOA final approval by the aesthetics committee. The Stage 2 plan must be accompanied by a non-refundable scrutiny fee as determined by the Directors and ratified at the next AGM per under roof square metre (excluding Carports, open patios and open-air areas)

Technical Drawings must include the following:

- Final Site Plan – Scale 1:200
 - Indicate final building footprint to fit inside the designated building area.
 - Indicate all services underground, including spec.
 - Indicate final route for the driveway
- Dimension Plan – Scale 1:100
- Information Plan – Scale 1:100
 - Indicate structural notes
 - Indicate natural features inside the designated building area in conjunction with the building footprint
 - Indicate floor to ground level heights
 - Indicate swimming pool area and coping height above natural ground level
 - Indicate dimensions and finishing specification for gum pole columns, screen walls, etc.

- Indicate external lockable refuse enclosure and spec.
- Indicate washing line area.
- Electrical Plan with legend – Scale 1:100
 - Indicate light positions, type and height of installation
 - Indicate positioning of roof mounted mechanical equipment including water heaters, satellite dishes, TV antennas, etc.
 - Indicate positioning of external air conditioner equipment
 - Indicate positioning of pool pumps and enclosure type and spec.
- Sections – Scale 1:50
 - Indicate external finishes
 - Indicate structural concrete and waterproofing specifications
 - Indicate roofing material and angle of roof
 - Indicate roof Ridge height
 - Indicate chimney heights and finish
 - Indicate ridge capping spec.
 - Indicate section through swimming pool
 - Indicate deck construction spec.
- Elevations – Scale 1:100
 - Indicate external wall finishes and claddings
 - Indicate maximum roof or chimney heights
 - Indicate windows and doors
 - Indicate gum pole columns and finishing spec.
- Sewer Plan- Scale 1:100
 - Indicate sewer layout and spec.
- Roof Plans – Scale 1:100
 - Indicate roof layout, including roof finish
 - Indicate waterproofing spec.
 - Indicate ridge cap finish
- Window and Door Schedules – Scale 1:20
 - Indicate window and door material and finish
 - Indicate glass spec.

Any corrections or amendment needed for plans to be approved by the Aesthetics Committee will be done by the owner or architect and not by any of the staff of HWE HOA.

6.5.4 Stage 3 – Local Authority Approval

The Aesthetics committee must approve detailed drawings, before the approved drawings are submitted to the Local Municipality for approval.

On receipt of the local authority’s approval of the building plans, owners may proceed with the construction of the building in accordance with the building by laws, standard building regulations and the approved building plans, and after each builder has become bound to the contractor’s code of conduct referred to in the Home Owner’s Rules and concluded contractor’s agreements with the HOA as well as with the owner.

Drawings to be submitted to the HOA:

- One full set of final approved plans by the local authority must be lodged with the HOA.

7 **ALTERATIONS OR ADDITIONS:**

The same design criteria and rules, (approval costs and builders deposit) will apply as set out herein.

8 **PENALTIES:**

The HOA will be entitled to claim penalties from the owner or contractor in their absolute and sole discretion if any breach of these rules caused damage to or jeopardizes the fauna and flora security of the farm.

B Conditions with regard to building contractor activity:

The HWE HOA Board of Directors has adopted certain rules relating to building contractor activity in the development. The primary intention of the provisions hereunder is to ensure that all building activity at HWE occurs with the least possible disruption to residents, the environment and game. In the event of uncertainty, residents and/or their contractors should contact the management of the HWE HOA.

1. LEGAL STATUS:

The conditions governing building activities, which are set out in this document, are rules adopted by the HWE HOA, and are therefore binding on all residents, their professional, contractors, and sub-contractors in any building contract concluded in respect of the property in the township and all such contracts may be required to be submitted to the HWE HOA for prior approval. The HWE HOA has the right to suspend any building activity in contravention of any of the conditions and to refuse access to HWE to the contractor or other workers. The HWE HOA accepts no liability whatsoever for any losses sustained by a resident as result thereof.

Please note: Construction on any site may not commence unless a site handover has been done by the Estate Manager.

2. BUILDING CONTRACTOR ACTIVITY:

2.1 Contractor activity is only allowed during the following public hours:

06h00 – 17h00 Normal Weekdays.

Note: No contractor activity will be permitted on weekends and public holidays. All contractor's workers and/or the contractor's sub-contractor workers must comply with security arrangements and are subject to these rules. The owner must ensure that this is done.

2.2 All workers of contractors and sub-contractors must enter the Estate in an approved, marked, vehicle with an access token obtained from the security company in charge. All workers must at all time be in possession of a valid identification permit card when entering the HWE. Permits can be obtained from the security company in charge. All such workers will gain entry to the Estate through a designated entry only point. **No workers are allowed to arrive or leave the Estate or construction site on foot.**

2.3 Contract workers are not allowed to reside on site and shall be transported from site each day.

2.4 Trees and other flora will not be used by contractor workers to hang clothes from or to use as material during the building phase. Clothing will be placed out of sight from the roads and neighbouring sites.

- 2.5 The site is to be kept as clean and neat as possible, the contractor shall provide facilities for rubbish disposal, (two 210 Litre drums to be on site for use of plastic and paper waste) ensure that the workers use the facility provided and ensure that the rubbish is removed before Fridays weekly, and may not be burnt on site.
- 2.6. The load capacity on the roads may **not exceed 7 tons**. No double axle trucks will be allowed on the Estate. All material should be off-loaded a designated area on the buiding site and the contractor should ensure that this is done. No building material to be off-loaded within five metres of the road verge. Likewise the contractor shall not store building rubble, rubbish or materials within this 5 metre limit from the road verges
- 2.7. Deliveries from suppliers must be scheduled during the times in Clause 1 above.
- 2.8. The contractor must provide toilet facilities for the workers
- 2.9. Building boards must be erected and placed in a position not exceeding five metres from the house constructed. Building boards may not be larger than 1.5m by 750mm
- 2.10. Access from the road to the building area will be gained only along the route that will finally serve as the access road to the dwelling so as to cause as little as possible damage to the environment. The contractor and owner will ensure that this is adhered to.
- 2.11. The owner and the contractor shall be responsible for damage to roads and plants and/or damage to private or estate property.
- 2.12. If the conduct of the Contractor and/or sub-contractor causes any concern to the HWE HOA, the HWE HOA may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified. The HWE HOA is empowered to act at any time and without notice, and without recourse from the owner and/or contractor and/or sub-contractor.
- 2.13. The above document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the HWE HOA from time to time in the form of a written notification, and ensure compliance by any subcontractor employed by the contractor.
- 2.14. Any Contractor of whatever nature will have to be approved by the HWE HOA.
- 2.15. No fauna or flora may be damaged or removed. Snaring and poaching will result in legal action and immediate suspension of the building works. The contractor responsible for the workers shall be evicted from the Estate and suspended from the list of approved contractors and be liable for damages incurred by the Estate.
- 2.16. The contractor and his sub-contractors and his suppliers will follow the route to the stand prescribed by the HWE HOA, keep to the speed limit and not disturb or harm the fauna or flora on the Estate in any way. If any contractor or supplier or any person in his employ is noticed or found on any other part of the Estate not required for the fulfillment of his duties it will be deemed that he is in breach of this clause and the Home Owners' Association will be entitled to invoke the prescribed penalties. Using and driving on game viewing roads will also not be permitted.

- 2.17. No wood may be collected on the property.
 - 2.18. A contractor may not leave a site without appointing a site foreman during his absence.
 - 2.19. No open fires are allowed and cooking should only be done on gas or paraffin stoves
 - 2.20. The contractor shall provide onsite portable chemical toilet facilities for use by its workers. No pit latrines will be permitted. All toilet facilities will be maintained in a sanitary and healthy manner.
 - 2.21. Temporary water connections from the allocated site water meter to the building area will not be allowed. Water pipes leading from the meter to the dwelling should be at least 400mm underground and connected to a tap. The tap must be fitted to an upright not more than 700mm above ground level.
 - 2.22. Any damage caused to the property including Fauna & Flora will be made good at the expense of the contractor.
 - 2.23. The member, contractor and sub-contractors shall not claim at any time that they are not aware of the existence of these rules and any other applicable to their respective obligations and it is incumbent upon each owner to ensure that every contractor and/or sub-contractor in his employ is aware of their respective responsibilities.
 - 2.24. HWE HOA reserves the right to amend the aforementioned rules at any time. Any changes to the aforementioned regulations shall be circulated to all owners, active contractors and newly appointed contractors and sub-contractors, in writing within 7 (seven) days of a change having been approved by the Board.
 - 2.25. The speed limit on the Estate is strictly 30KM/h.
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