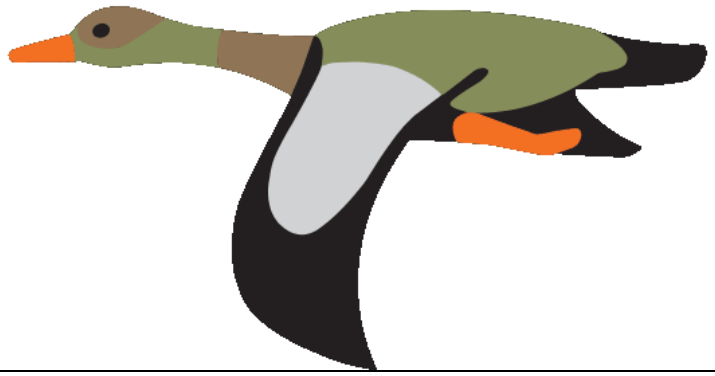
THEEWATERSKLOOF
COUNTRY ESTATE - LANDGOED



THEEWATERSKLOOF COUNTRY ESTATE

BUILDING MANUAL

APRIL 2021

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1 GENERAL INTRODUCTION

1.1 The Building Manual is issued in terms of clause 13.4 of the Constitution of the Theewaterskloof Country Estate Homeowners' Association (hereinafter referred to as the Homeowners' Association).

1.2 The Building Manual governs all building activities on the Theewaterskloof Country Estate (hereinafter referred to as the Estate). The Estate is a private property consisting of a residential component and a recreational component, both of which fall within the ambit of the Building Manual.

1.3 The purpose of the Building Manual is, primarily, to control the architectural character of the buildings and boundary elements, so that these conform to the norm on the estate.

1.4 In addition, the Building Manual is intended to regulate building operations on the Estate, to ensure that construction work is as little disruptive as possible and is not to the detriment of the Estate as a whole.

1.5 All building activities are subject to the National Building Regulations, as amended from time to time, to the extent that the Regulations are not incompatible with the provisions of this Manual.

1.6 It is primarily the function of the Aesthetics Committee to ensure compliance with the Building Manual. The Aesthetics Committee will report to the Executive Committee of the Homeowners' Association (hereinafter referred to as the Executive Committee).

2 THE THEEWATERSKLOOF CHARACTER

2.1 The inspiration for the design norm for buildings on the Estate comes from the traditional Overberg architecture of pitched roofs with metal sheeting and verandas that hug the perimeter of the building. Modern requirements dictate that outdoor areas often become extended living areas and a more relaxed interpretation of the traditional architecture to produce a home with more flowing spaces will be accepted. Stacking or sliding doors should be screened by a veranda or pergola.

2.2 The general character of buildings should blend with the Theewaterskloof location and its architecture. In terms of scale and features, the buildings should be unpretentious and should reflect the natural, rural character of the area.

2.3 The main features of this style are dark green roofs, pure white plastered walls, doors and windows of vertical proportions, verandas and balustrades of traditional design, and pure white boundary walls.

2.4 The dwellings should predominantly consist of rectangular sections, perpendicular to each other. An outbuilding should also be perpendicular to the main building, but the whole complex may be at an angle relative to the boundaries of the plot.

2.5 Properties should not be overbuilt and corridors of view, as governed by the building lines in clause 8, should be preserved. Furthermore, the design of the houses should not encourage over-occupation.

3 ROOFS

3.1 Any combination of steep roofs, with a pitch of between 30 and 45 degrees, and lean-to or veranda type roofs, with a pitch of between 5 and 15 degrees, are permitted. Roofs with a varying pitch (bell trusses) are allowed, but at least 50% of the main roof of the house, excluding verandas and balconies, must have a pitch of between 30 and 45 degrees.

3.2 Traditional gable ends, either with a barge board or with a parapet, are preferred but not compulsory. Hipped ends, gambrel roofs (hipped ends with louvered triangular ventilators) and jerkin roofs (barn type truncated hipped roofs) are also allowed. Cape Dutch and other ornamental gables are not allowed.

3.3 Flat roofs with parapet walls are allowed for garages, patios, etc., provided they do not occupy an overbearing position in relation to the main roof.

3.4 Roofs should be constructed of corrugated sheet metal or other acceptable roofing material approved by the Aesthetics Committee. Asbestos, cement and similar material are not allowed.

3.5 Roofs must be in the traditional dark green, in the standard colour range for roof paints. (Dulux Heritage Green D174-3021 or Plascon Nuroof Green TRP 25 or any other paint that is identical in colour)

3.6 Fascias and barge boards are to be painted pure white or the same colour as the roof.

3.7 The projection of eaves is limited to 600 mm. Clipped eaves (flush with the walls) are permitted.

3.8 All houses must have gutters and down pipes which must be white PVC or white painted metal.

3.9 Ventilators in gable ends must be round or square. Triangular louvre ventilators will be permitted provided that the pitch matches the roof pitch and are situated as close as practical to the underside of the roof.

3.10 English or French dormer windows in the roof are allowed, as are roof lights and roof windows.

EXTERNAL WALLS

4.1 All external walls must be finished by smooth plastering, fair-face bagging or a combination of the two.

4.2 All external walls must be painted pure white. No off-whites, tinted whites or shades of white are allowed. (Explanation: Pure white means white with a total absence of pigment.)

4.3 All external walls must have a raised smoothly plastered plinth approximately 900 mm above ground level.

5 EXTERIOR DOORS AND WINDOWS

5.1 Exterior doors and windows must be constructed of timber, aluminium or white upvc.

5.2 Doors and windows must be of vertical proportions. If the door or window openings are wider than they are high, they **must be subdivided into vertically proportioned subsections**. Stacking or sliding doors are acceptable.

5.3 Timber doors and windows must be in natural timber or painted pure white or dark green to match the roof. If the frames are green, the opening sections may be painted pure white.

5.4 Aluminium doors and windows must be anodised to a dark brown or bronze to resemble natural timber, if natural timber doors and windows are used elsewhere. If not, they should be powder-coated pure white or a combination of dark green and white as specified in paragraph 5.3 above.

5.5 Functional timber or aluminium shutters in the traditional pattern, with vertical proportions and horizontal louvres, are allowed. These are to comply with the same colour requirements as for doors and windows.

5.6 All external window and door openings must have a 100 - 150 mm wide smoothly plastered raised surround (band). The surround may be joined to the raised wall plinth, where the windowsill is close to the plinth. (See paragraph 4.3.)

5.7 Door and window reveals and sills must be plastered smooth to join the opening surrounds (bands) and painted pure white.

5.8 No burglar proofing may be installed on the outside of windows and doors.

6 TERRACES, PATIOS, VERANDAHS, DECKS AND BALCONIES

6.1 Patios and open verandas are allowed on the ground as well as first floor level. They may be uncovered or covered by a pergola.

6.2 Verandas and balconies covered with a solid roof are allowed on the ground floor as well as the first floor.

6.3 Balconies must have simple columns (pillars) or walls to support them. No cantilever balconies are allowed.

6.4 Columns must be square and plain. They may not be round in the Greek or Roman classical style and may not be fluted.

6.5 Veranda columns (pillars) may be of brick, timber or steel. Traditional cast iron supports (with or without brackets) may be installed. Treated timber poles are not allowed.

6.6 Brick columns must be painted pure white. Timber, steel or cast-iron supports must be painted pure white or dark green to match the roof, but timber may be in the natural wood colour.

6.7 Balustrades must be constructed in the traditional simple style. They must be painted pure white or green to match the roof, but timber balustrades may be in the natural wood colour.

7 COVERAGE, BULK AND LAND USAGE

7.1 The Estate is registered and zoned as a single residential area. One dwelling unit only may be constructed on any single plot.

7.2 One typical outbuilding normally associated with a single home, such as a garage or storeroom, is also allowed. Where the outbuilding is not adjoined to the main building, it must be constructed in matching style and character.

7.3 Where, in the opinion of the Aesthetics Committee, the design of the house or outbuilding lends itself to the use as a multiple dwelling unit the owner must sign an undertaking committing himself/herself and the successors in title to the use of the property as a single dwelling unit. (See Annexure A.)

7.4 The allowable coverage (footprint) of the house includes the area covered by the ground floor and outbuilding at ground level and may not exceed 45% of the total plot area.

7.5 The allowable bulk (envelope), which includes the area covered by the ground floor of the house and outbuilding as well as the upper and mezzanine floors, may not exceed 50% of the total plot area.

7.6 Verandas, balconies, carports, etc., that are covered with a solid roof, are included in the coverage and bulk calculations.

7.7 Patios, terraces, car ports, etc., which are uncovered or covered with a pergola, are not taken into account when calculating coverage and bulk, provided that:

- their average height above the natural ground level does not exceed 500mm (with the exception of open balconies where the area below has already been included in the coverage calculation), and
- the surface of the solid horizontal sections of the pergola members does not constitute more than 15 % of the total area encompassed by the pergola.

7.8 Cellars are excluded from coverage and bulk calculations, provided the level of the floor above them is at no point higher than 900 mm above the natural ground level surrounding the cellar.

7.9.1 When an uncovered area is later covered, this will affect the coverage and bulk, and approval must be obtained from the Aesthetics Committee.

7.10 Where, in the opinion of the Aesthetics Committee, a design for an open or uncovered patio, terrace, car port, etc., lends itself to being converted into a permanently covered area later, the Aesthetics Committee may require the owner to sign an undertaking not to do so. (See Annexure B.)

7.11 Boat- or car ports can be built in the area between the building and the boundary fence on one side only, subject to the following conditions:

- The roof must be constructed with the same material and in the same colour as the roof of the house
- The maximum height to be 3 metres
- No walls or other form of enclosure in the front of or at the back of the port
- Written consent of adjoining and opposite owners, as well as of any other party indicated by the Aesthetics Committee. When considering the application, the Aesthetics Committee is obliged to consider the long-term interests of the Estate as a whole. The fact that all the neighbours consent to the application does not oblige the Aesthetics Committee to approve it.

8 BUILDING LINES AND HEIGHT RESTRICTIONS

8.1 The minimum building lines (set-back requirement) are as follows:

- Street boundary: 5.0m
- Rear and mid-block boundary: 3.0m
- Side Boundary - If the plot is wider than 20m: 2.0m
- Side boundary (mid-block or a corner plot) – Plot less than 20m wide: 1.5m

8.2 The height of buildings, excluding chimneys, is limited to a maximum of 8 metres above the natural ground level measured at any point. The average height is irrelevant. All elevations on plans must therefore indicate accurately the natural ground level and the maximum height of the proposed building. Buildings may therefore only occupy the space available between a theoretical line parallel to and 8.0m above the natural ground level.

9 WATER AND SEWERAGE SERVICES

9.1 Connections to the sewerage system of the Estate shall be via an intermediate sealed system septic tank, installed and maintained on the plot by the owner concerned at his/her expense.

9.2 The septic tank must be of at least 2000 litres capacity. If the dwelling is designed to accommodate more than six persons, a septic tank of at least 3000 litres capacity must be installed.

9.3 If the septic tank is constructed on site, the plans must be approved by the Aesthetics Committee and the local authority. If the tank is prefabricated, it must carry the stamp of the South African Bureau of Standards. It must be placed on a level concrete base and must be installed by a licensed plumber.

9.4 Sewage drainpipes attached to the side of the house may not be visible from the street.

9.5 Water connections must be installed by a licensed plumber to the specifications of the Aesthetics Committee, at the cost of the owner of the property.

9.6 The owner of a lower lying property is obliged to allow rainwater runoff from a higher lying property to pass through his/her property to a street or storm water channel. The owner of the higher lying property must install a pipe or channel through the lower lying property at his/her expense, in a manner acceptable to the owner of the lower property

9.7 In case of a dispute as to what constitutes an acceptable pipe or channel, the Aesthetics Committee shall arbitrate, and their decision shall be final.

9.8 Persons designated by the Executive Committee shall have the right of access to all plots in the event of maintenance to services being required. Such entry shall be at a reasonable time as arranged with the owner, but in the case of an emergency it may take place without the consent of the owner.

10 FIXTURES

10.1 Television antennas and dishes must be placed in the most unobtrusive position possible, which will not affect their efficacy.

10.2 Air conditioners installed in window openings are not allowed. Air conditioners servicing the ground floor must be placed at ground level and may not face the street, and those servicing the first floor may not face the street, must be placed in the most unobtrusive position possible and must be screened from view, to minimise unsightliness seen from adjacent properties, roadways, walkways and the golf course.

10.3 Solar heating panels should preferably not face the street and must be placed in the most unobtrusive position possible. Geysers are not allowed on the roof.

10.4 Washing lines must be properly screened from view.

10.5 Water tanks will be permitted with the written consent of the Aesthetics Committee, but subject to such tanks being screened from view.

11 BOUNDARY ENCLOSURES

11.1 Boundaries may be a brick wall, palisades, or a combination of both. Brick walls and columns must be capped. No pre-cast concrete walls, whether of imitation brick or smooth, shall be allowed.

11.2 Walls and columns must be painted pure white. Palisades must be painted white or dark green to match the roof. The inside of enclosed boundary walls may be painted green, matching the roof colour, below the capping of the wall which must be pure white.

11.3 Boundaries constructed on a gradient must preferably be stepped, but they may follow the average incline of the natural ground level.

11.4 Solid brick walls not facing a street may be a maximum average height of 1800 mm above the natural ground level, but the maximum height may not exceed 2000 mm at any point. Such walls on the side of the plot may only commence at the building line, i.e. 5 metres from the street boundary.

11.5 Solid brick walls on the street boundary, and side walls nearer than 5 metres from the street boundary, may not be higher than an average of 900 mm above natural ground level, but the maximum height may not exceed 1100 mm at any point.

11.6 Column and palisade fences, whether on the street boundary or not, may be a maximum average height of 1800 mm above the natural ground level, but the maximum height may not exceed 2000 mm at any point.

11.7 Boundary gates must be painted pure white or dark green to match the roof, but timber may be in the natural wood colour.

11.8 Paddock fencing (post and rail fencing), such as exists at the main entrance road to the Estate, shall be permitted at side and rear boundaries, but only with the written consent of the Aesthetics Committee.

11.9 No structure erected between the boundary line and the building lines and which fulfils the function of a boundary fence, such as a wire fence, is allowed, unless it complies with the requirements specified in this section.

12 GARDENING AND LANDSCAPING

12.1 Gardening and landscaping should be harmonious with the Overberg tradition. No trees, whether indigenous or not, may be removed without the approval of the Aesthetics Committee.

12.2 Driveways must preferably be constructed of paving bricks or brick-coloured blocks, but 13 mm beige stone chips are allowed.

12.3 Plans for the construction of permanent features such as swimming pools, barbeques, fire pits and permanent garden furniture must be submitted for approval. Wendy houses and thatched lapas are not allowed.

12.4 Swimming pools must be suitably fenced off to prevent the access of small children, in accordance with the National Building Regulations.

12.5 Homeowners must maintain the areas between their boundaries and the road.

12.6 Homeowners are encouraged to beautify, and then if so maintain, the areas between their boundaries and the out-of-bounds line of the golf course (indicated by white stakes).

12.7 Homeowners who wish to infringe on common property must submit a sketch plan to scale in duplicate to the Aesthetics Committee, indicating:

- The owner's boundaries and those of adjacent properties.
- The nature of the proposed infringement, indicating the landscaping and the type and number of plants.
- The method proposed to maintain the plants in good condition.

12.8 The construction of permanent features, such as paving and walling, on common property will not be permitted.

12.9 As all such areas form a portion of the common property owned by TCEHOA, it will remain as such and golfers and residents of the estate are permitted access at all times, without restriction.

12.10 As such, these common areas above, shall never become the property of any homeowner nor shall any homeowner have any right to claim compensation for any maintenance or other expenses in respect thereof, nor claim any future right to ownership. Should a homeowner sell his property he is obliged to disclose these criteria to a purchaser, in terms of The Consumer Protection Act i.e., that such area does not form any part of the property being sold and, particularly that such area is not an exclusive use area.

12.11 Permission for a borehole on a property must be obtained from Excom and all relevant authorities.

13 APPROVAL OF BUILDING PLANS

13.1 All building activities are subject to the National Building Regulations (SABS 0400), as amended from time to time, to the extent that the Regulations are not incompatible with the provisions of this Manual.

13.2 All building plans must be approved by the Aesthetics Committee and then submitted to the relevant local authority.

13.3 Approval of plans is required, *inter alia*, for the following building activities:

- The erection of new buildings.
- External alterations to buildings, e.g., installing a new window or sliding door.
- Internal alterations resulting in a change of usage, e.g. converting a bedroom into a bathroom or creating a new room.
- Covering uncovered areas, with a roof.
- Enclosing open covered areas, such as verandas, with walls.
- Swimming pools, barbeques and decks.
- Any construction that requires a foundation, such as boundary walls.

13.4 All building plans for new buildings as well as for extensions and alterations of existing buildings must be submitted for approval by the Aesthetics Committee as well as the relevant local authority. A scrutiny fee, as determined from time to time by the Executive Committee, is payable to the Homeowners' Association. The fees laid down by the local authority must be paid to them directly by the applicant.

13.5 The building plans in electronic form, which must be colour coded, must be submitted to the Aesthetics Committee for approval before they are lodged with the local authority. The Aesthetics Committee will issue written approval to the applicant for submission with the plans to the local authority.

13.6 Plans are to be drawn up by persons or firms registered to do so in terms of the law. Each sheet is to be referenced with a sheet or drawing number and a date, as well as the name of the owner and the name, address and contact details of the author of the documents.

13.7 Applicants are urged to submit provisional sketch plans to the Aesthetics Committee for approval of the design in principle before full working plans are prepared.

14 DEVIATIONS FROM THE BUILDING MANUAL

14.1 The Aesthetics Committee may approve minor deviations from the provisions of this Manual, but they must report such approval to the Executive Committee. More serious deviations may only be approved by the full Executive Committee.

14.2 Applications for departures from the provisions of this Manual must be submitted in writing to the Aesthetics Committee, and should include the following:

- Plans clearly indicating the nature and extent of the departure. (It is recommended that provisional sketch plans be submitted first, to prevent unnecessary expense.)
- A written motivation for the departure.
- Written consent of all adjoining and opposite owners, as well as of any other party indicated by the Aesthetics Committee. The neighbours' consent should refer to the plans by reference number and should refer to each departure specifically.

14.3 When considering the application for a departure, the Aesthetics Committee is obliged to consider the long-term interests of the Estate as a whole. The fact that all the

neighbours' consent to the departure application does not oblige the Aesthetics Committee to approve it.

14.4 Only minor departures in respect of coverage and bulk will be considered, in which case the following guidelines will be considered specifically:

- The apparent coverage and bulk, which includes the space already taken up by uncovered areas which are enclosed or partly enclosed by walls.
- The space taken up by double volume rooms, i.e. rooms of which the ceilings are high enough to accommodate an upper floor.
- The extent to which corridors of view will be affected.
- The extent to which the low density nature of the Estate will be affected.

14.5 If an applicant is dissatisfied by any decision of the Aesthetics Committee, he/she has the right to appeal to the Executive Committee, as set out in paragraph 16.7 below.

15 BUILDING OPERATIONS:

15.1 Building plans must be approved by both the Aesthetics Committee and the local authority prior to commencement of any building work, including the digging of foundation trenches.

15.2 The homeowner must complete and sign an undertaking binding him/herself to the provisions of the Building Manual and the Construction Regulations. (See Annexure C.)

15.3 The appointed building contractor must complete and sign an undertaking binding the firm to the provisions of the Building Manual and the Constructions Regulations. (See Annexure D.)

15.4 The Construction Regulations, as per the attached Annexure E, are to be followed.

15.5 Should the appointment of the building contractor be terminated, it is the obligation of the homeowner to inform Executive Committee and to ensure that the subsequently appointed building contractor has been handed a copy of the Construction Regulations and has signed and lodged with the Executive Committee the undertaking referred to in paragraph 15.3, before commencing building operations on the site.

15.6 All building operations must be completed within twelve (12) months from the start of ground works on the property. If at the time of starting building operations the owner is aware of certain reasons why the building will take longer than the given twelve months the homeowner can apply to Excom for additional time. This application must be made before laying any foundations for the building. If the building is not completed in the twelve-month period the homeowner will be penalised an amount of R5 000 per month. This payment must be made to the Homeowners Association on a monthly basis. Excom will be reasonable in considering reasons for delay before penalties are instituted.

16 THE AESTHETICS COMMITTEE:

16.1 The Aesthetics Committee is a sub-committee of, and appointed, by the Executive Committee. The Aesthetics Committee consists of at least three but not more than four members and include the general manager of the estate. At least two of the members of the Aesthetics Committee must be a serving member of the Executive Committee, but the other members may be co-opted.

16.2 If possible, at least one of the members of the Aesthetics Committee must be a qualified architect. Furthermore, the Aesthetics Committee has the right to refer plans submitted to them for approval to an independent registered architect for scrutiny before making a final decision, the cost to be borne by the applicant.

16.3 It is the primary function of the Aesthetics Committee to ensure that the architectural style set out in paragraph 2 above is preserved, and that the provisions of the Building Manual are complied with. In doing so the Aesthetics Committee is to favour the overall interests of the Estate above individual requirements.

16.4 If there are no deviations from the provisions of this Manual, plans may be approved by at least two members of the Aesthetics Committee.

16.5 Minor deviations from the provisions of the Manual may be approved by at least three members of the Aesthetics Committee, one of whom should be an architect, if possible. Such minor deviations must be reported to the Executive Committee as soon as possible.

16.6 If in the opinion of the Aesthetics Committee the deviation is not minor, or involves town planning issues, the application is to be referred to the Executive Committee for approval.

16.7 The Executive Committee can, in lieu of the Aesthetics Committee, appoint an independent registered architect to scrutinise and approve plans complying with this Manual.

16.8 If a plan is not approved, and the applicant is dissatisfied with the decision of the Aesthetics Committee, or feels aggrieved on any other related issue, he/she may appeal to the Executive Committee in writing, setting out the reasons for the dissatisfaction. The Executive Committee must then either uphold or override the decision of the Aesthetics Committee, or make a compromise decision, and their decision shall be final.

Annexure A

THEEWATERKLOOF COUNTRY ESTATE HOMEOWNERS' ASSOCIATION

UNDERTAKING BY HOMEOWNER TO PRESERVE THE

SINGLE RESIDENTIAL STATUS OF THE ESTATE

I/we ……
am/are the registered owner(s) of Plot No ……., Theewaterskloof Country Estate.

I/We undertake to ensure that the structures on the Plot will not be used for the housing of more than one household or family at a time, including their *bona fide* non-paying guests.

Furthermore, I/we undertake to ensure that any successor in title is made aware of and bound by this undertaking, and undertake to make it a condition of the deed of sale.

This undertaking shall fall away should the zoning of the property change officially from single to general residential.

OWNER ……..…….

DATE …… ……..

Annexure B

THEEWATERSKLOOF COUNTRY ESTATE HOMEOWNERS' ASSOCIATION

UNDERTAKING BY HOMEOWNER

NOT TO MAKE UNAUTHORISED ALTERATIONS

I/We …….

am / are the registered owner(s) of Plot ……, Theewaterskloof Country Estate.

I/We acknowledge that the open area, indicated as……. ……. on the plan with reference number ……. dated ……., submitted to the Aesthetical Committee for approval, lends itself to being covered with a permanent roof.

I/We undertake not to cover the said area with a roof without the approval of the necessary plans by the Aesthetical Committee or the Executive Committee of the Homeowners' Association.

HOMEOWNER(S)…….

DATE ……..

Annexure C

THEEWATERSKLOOF COUNTRY ESTATE HOMEOWNERS' ASSOCIATION

UNDERTAKING BY HOMEOWNER TO ABIDE BY THE PROVISIONS OF THE BUILDING MANUAL AND CONSTRUCTION REGULATIONS

I/ We …….
am/are the registered owner(s) of Plot No ……., Theewaterskloof Country Estate.

I/We intend erecting, extending or altering a building on the plot. The anticipated commencement date of building operations is …… and the anticipated date of completion is ……

I am/we are aware of and have a copy of the Building Manual and the Construction Regulations and undertake to abide by the provisions thereof. I/We acknowledge that it is my/our duty to bring the provisions to the notice of the building contractor/subcontractors and to see to it that the contractor/subcontractors abide by it.

I/We acknowledge responsibility for all deviations from the Building Manual, and for all costs incurred by the Homeowners' Association in rectifying any unauthorised deviations.

OWNER ……. ……

DATE ……..……

Annexure D

THEEWATERSKLOOF COUNTRY ESTATE HOMEOWNERS' ASSOCIATION

UNDERTAKING BY BUILDING CONTRACTOR TO ABIDE BY THE PROVISIONS OF THE BUILDING MANUAL AND CONSTRUCTION REGULATIONS

I/we ……

am/are the appointed building contractor(s) for the erection, extension or alteration of a building on Plot No ……., Theewaterskloof Country Estate.

The anticipated date of commencement of building operations is …… and the anticipated date of completion is ……..

I am and any subcontractors are aware of the contents of the Building Manual and of the Construction Regulations and undertake to abide by the provisions thereof.

BUILDING CONTRACTOR: ……..

DATE: ……

Annexure E

THEEWATERSKLOOF COUNTRY ESTATE HOMEOWNERS' ASSOCIATION

CONSTRUCTION REGULATIONS

1. Building plans must be approved by both the Aesthetics Committee and the local authority prior to commencement of any building work, including the digging of foundation trenches.

2. One copy of the building plans must be always kept on site during building operations.

3. The Estate Manager, building inspector of the local authority and members of the Aesthetics Committee may inspect the plans on site as well as the construction work completed to ensure compliance with the plans, the Building Manual or other applicable rules and regulations.

4. No deviations from the originally approved plans are permitted without amending rider plans having been approved by the Aesthetics Committee and the local authority. One copy of these rider plans must also be available on site for inspection.

5. A building deposit, as determined by the Executive Committee from time to time, is payable to enforce compliance with the approved plans and the provisions of the Building Manual as well as any other applicable rules and regulations of the Estate. The current building deposits are:

   New houses - R50 000.00 (R2 000.00 for water connection, R8 000.00 to road fund, and R40 000.00 refundable on completion if there is no damage to estate infrastructure)

   Additions and alterations – R25 000.00 (R5 000.00 to road fund and R20 000.00 refundable on completion if there is no damage to estate infrastructure).

   Minor works – R5 000.00 (Total refundable on completion if there is no damage to estate infrastructure).

6. No building work, water connection or site preparation will be permitted to commence without meeting the following conditions:

   - The necessary building deposit must have been lodged with the Homeowners' Association.
   - A toilet, fully plumbed and screened to the satisfaction of the Estate Manager, must be installed, together with an approved septic tank.
   - The whole building site must be closed off to maintain safety regulations and be screened from view with green shade cloth which must be kept neat for the duration of building operations.

7. All contractors and sub-contractors must make prior arrangements with the Estate Manager about access by construction workers to the Estate, and failure in this regard may lead to workers being prevented from entering the Estate.

8. The permitted building period is between 07:00 and 18:00 from Mondays to Fridays. Weekends, public holidays and the annual builders' holiday period are outside the permitted building period. No building operations may be carried out outside the permitted building period without permission.

9. Application may be made to the Estate Manager for permission to carry on very limited and non-obtrusive building operations outside the permitted building period. For larger operations the permission of the Aesthetics Committee must be obtained. In deciding whether to allow this application, the urgency of the work, the nature and scope of the work, the likely obtrusiveness and inconvenience it may cause, and any security risks involved shall be considered.

11. Temporary structures may only be erected on site for construction purposes with the prior approval of the Estate Manager, who must consider, *inter alia*, the position and appearance thereof.

12. No persons may stay on building sites overnight, and no persons may occupy incomplete buildings without the written consent of the Homeowners' Association.

13. Construction vehicles may be left on the Estate overnight only by prior arrangement with the Estate Manager, who may require these to be parked in a screened or inconspicuous position. Construction vehicles may only be left on the Estate during weekends, public holidays and the builders' holiday with the written consent of the Estate Manager.

14. Adjoining properties, common areas and street verges may not be used for working or stockpiling material without the permission of the affected adjoining owner and the Estate Manager.

15. Building sites are to be maintained in a clean and tidy condition at all time. Especially during the builders' holiday period material and equipment are to be neatly stored or stacked. All rubble and refuse are to be removed from the site at frequent intervals to the satisfaction of the Estate Manager.

16. All builders' equipment, material and rubble must be removed from the site within two weeks of completion of building operations, to the satisfaction of the Estate Manager.

17. The owner of the site under construction will be fully liable for damage caused to the adjoining properties, common areas and roads during building operations or the delivery of equipment or material. Should the owner not repair the damage to the satisfaction of the adjoining owner and the Estate Manager within a reasonable time, the Executive Committee may take steps to effect the necessary repairs, and the owner shall be liable for the cost thereof.

18. Before refunding the building deposit, the Aesthetics Committee and the Estate Manager must carry out a final inspection to determine whether the approved plans and the conditions of the Building Manual have been complied with, and they shall report to the Executive Committee. The Executive Committee may require the owner to alter or demolish constructions not complying with the plans or the provisions of the Building Manual within a reasonable time. Should the owner fail to do so, the Executive Committee may take steps to alter or demolish the construction in question, or to take steps to ensure compliance with the provisions of the Building Manual, and the homeowner shall be liable for the cost thereof.

19. The owner of the property is liable for all costs incurred by the Executive Committee in taking the steps referred to in paragraphs 17 and 18 above. The whole or part of the costs may be defrayed from the building deposit referred to in paragraph 5 above, but the owner's liability is not limited to the amount of the building deposit.

20. If the Executive Committee is satisfied, after receiving the reports of the Aesthetics Committee and the Estate Manager, that the approved plans and the requirements of the Building manual have been complied with, the building deposit, or the remaining portion thereof, if any, will be refunded to the owner.