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1. INTRODUCTION

1.1. The controlling architect on behalf of SCEHOA:

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1.2. The purpose of these design guidelines is to encourage individual creativity while fostering a unity of materials and finish to ensure that the overall development harmonizes to create a balanced Lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality of aesthetics to ensure a return on your investment.

1.3. The construction and improvements should commence within 2 years from the date of registration of transfer of ownership from developer to first owner of the particular stand (see clause 27.1.1 of the Offer to Sell). In order to reduce inconvenience to neighbours, as well as unsightliness, construction should proceed without lengthy interruptions and should be completed within 24 months from the date of commencement. Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the Home Owners’ Association. Non-completion within the prescribed time-frame will result in the homeowner being penalized with penalties as determined by the SCEHOA.

1.4. The design of the dwelling unit and the entire stand should show a special sensitivity to the existing natural features, flora and topography. Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures must be taken into account in the design process.

1.5. The controlling authority for the development is the Savannah Country Estate Homeowners Association (SCEHOA) who will be responsible for the approval of all plans and buildings on behalf of the seller. It is strongly recommended that the purchaser engage the services of a qualified architect or designer (registered at SACAP). Further it is advisable that the chosen architect or designer consult with the SCEHOA prior to the design of the proposed house to determine the intent of the design parameters set for the development. Where designs are found to be insensitive towards the environment and the character of the Estate, the owner can be requested
to alter such designs or requested to make use of another suitably qualified architect.

1.6. No erf may be subdivided or rezoned without written consent from the SCEHOA.

1.7. Erven may be consolidated with prior written permission from the SCEHOA in which case the owner will be liable for the combined levy pertaining to each particular stand.

1.8. Any approval from the SCEHOA does not exempt the owner from obtaining the required local authority’s approval.

1.9. All construction shall comply with the National Building Regulations, and NHBRC requirements.

1.10. The home owner is bound to the latest version of this guideline, as approved by the SCEHOA up to the date of approval of the submitted plans. The Home owner is responsible for obtaining the latest revision and to ensure that the building is constructed accordingly.
2. TOWN PLANNING CONTROLS

2.1. COVERAGE, HEIGHT AND DENSITY OF UNITS

2.1.1. Maximum dwellings per erf: One (except where indicated otherwise).

2.1.2. Maximum height 2 Storeys (excluding roof and loft rooms) provided that the first storey is restricted to a maximum of 70% of the ground storey.

2.1.3. Coverage for Village erven: 75%.

For Country & Estate erven:
60% for single storey dwellings.
50% for double storey dwellings (provided that the first storey be limited to a maximum of 60% of the ground storey).

2.1.4. Minimum building area for Village erven: No dwelling may be smaller than 150sqm including garages and outbuilding
For Country & Estate erven: 200sqm including garages and outbuilding

2.2. BUILDINGS LINES

2.2.1. Street Boundary - 5m from site boundary for the bulk of the building.

Note: Articulated building elements i.e. covered porches, patios, entrance lobbies etc. (Not enclosed) can be built up to 2m from site boundary. The above are encouraged as clip-on or lean-to elements to the main house as a progression from the public to the private areas. This serves to create the desired street landscape as envisaged for the development. Refer addendum.

Village erven - 3m from Street boundary, (garages 5m)
For Country & Estate erven - 5m from street boundary, (garage not to project past street facade of house)

Designers are encouraged to respect the street boundary with regards the orientation of the building. The ideal is to have the dominant elements of the building facing the street boundary, parallel or at right angles with the street boundary.

2.2.2. Side Boundary (Boundary between private erven)

Village erven: 1 m from boundary. (minimum)
Double storey 2.25m from boundary. (Minimum)
For Country & Estate erven:  
Single storey 2.25m from boundary.  
(Minimum)

Double storey 3.75m from boundary.  
(Minimum)

All buildings (i.e living areas) to face North unless otherwise decided by SCEHOA due to the orientation of stand. Sensitivity must be displayed towards the private zones of neighbours.

2.2.3. Green area boundary  
10m from East boundary, 16m from the North & West boundaries and 20/30m (single-/double story) from the South boundary for dwellings, but 1.5m for gazebos, pool houses etc. (These structures to be designed as light weight structures to the approval of SCEHOA).

The above building lines are internal guidelines for the development and will be submitted to council with each submission. Appointed Architect to consult with the Local Authority to confirm the limitations on the specific stand.

3. TREATMENT OF STAND BOUNDARIES

3.1. STREET BOUNDARY

3.1.1. A maximum height of 1 200mm for fencing will be permitted on the street boundary. A white painted palisade type fence must be used as per the SCEHOA design details. Planting to the front of the fence is encouraged. No continuous walls will be allowed but plastered piers may be used at intervals of not less than 3 m. All walls should be approved by the SCEHOA before constructed.

3.1.2. Screen wall elements not exceeding 2.1 m in height and 5.0m in length may be used for screening of pools, patios etc but must be designed as part of the garden and landscaping design and must be approved in writing by the SCEHOA. Not closer than 2.5m from the street site boundary.

3.1.3. It is encouraged that the street boundary be without any fencing.

3.1.4. All stands facing the main entrance of the estate should comply with uniformity of boundary walls facing this main access road. Proposals of this wall should be submitted for approval by SCEHOA before construction. Failure to do so will result in demolishing the already constructed wall till approval is given. Erven along the main entrance road (4,5,6,9,10,13,149,150,151,152,154,155 and 156) should attend to this requirement.

3.2. SIDE BOUNDARY

3.2.1. The side walls between property boundaries may be provided at a maximum height of 2.1 m over the extent of the boundary as may be required to screen off an approved use or area, but no screen wall may be erected within 5 m from the street boundary or green area boundary.
3.2.2. Only 1 screen wall between properties may be erected in any position.

3.2.3. Fencing of side boundaries from street boundary, or green area boundary, to 5m building line to be as per 3.1.1.

3.2.4. No electrical or sharp pointed fences are allowed inside the complex.

3.3. **GREEN AREAS BOUNDARY**

3.3.1. It is encouraged that the green area boundary be without any fencing.

3.3.2. A maximum height of 1 000mm for fencing will be permitted on the green area boundary. Refer 3.1.1.

3.3.3. Landscaping is encouraged for screening of boundary.

3.3.4. Palisade fencing, as per the SCEHOA design details. Refer addendum.

3.3.5. Screen wall elements not exceeding 2.1 m in height and 5.0m in length may be used for screening of pools, patios etc but must be designed as part of the garden and landscaping design and must be approved in writing by the SCEHOA. Not closer than 2.5m from the green area site boundary.

4. **BUILDING DESIGN GUIDELINES**

4.1. All plans must be prepared by a Registered Architect or a designer approved (registered at SACAP) by SCEHOA and submitted for approval to the Savannah Country Estate Home Owners Association for approval by the SCEHOA. Only after his approval has been obtained in writing can the plans be submitted to the local authority. It is the owner’s responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

4.2. The privacy and views of surrounding properties should be considered as a premium. As a general rule no windows or balconies on the upper storey should overlook the living areas & private zones of the adjacent dwelling.

4.3. No staff accommodation should be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design.

4.4. Staff accommodation and kitchen areas should open onto screened yards or patios.

4.5. Outbuildings and additions should match the original building design in style, elevation and material usage. All plans must indicate at least one enclosed garage and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.

4.6. Yard and screen walls should be similar to the basic materials and colours of
the building and comply with item 3.2.

4.7. No Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are to be visible from the street or green areas and may not be placed in the side space (building lines).

4.8. No garden sheds will be allowed and wendy house sizes will be limited to 1.8m L x 1.2m W x 1.8m high (top of roof).

4.9. No shade netting may be used.

4.10. Solar heating panels, gas installations and standby generators, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown on the approval drawings. (Not visible from the street and green area).

4.10.1 Solar Water Heaters:

The general shortage in electrical supply in South Africa, as announced by Eskom in January 2008, has necessitated review of the abovementioned HOA’s rules and regulations on solar units for the heating of water. The HOA’s support the drive towards the installation of solar units, to the following amended rules:

Systems preferred by the SCEHOA listed from most recommended.

- UPS – inverter system.
- Gas stove – to be submitted to the local authorities for approval.
- Solar heating for geyser.
- Petrol end diesel generators.

4.10.1.1. The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube–type of flat panel–type) may be visible – no external geyser, header tanks or coiled pipes may be visible. The solar panels must be incorporated into the basic structure and may not – where visible – be placed on an elevated structure.

4.10.1.2. All geyser fitted outside on flat roofs are to be enclosed in an aesthetical pleasing enclosure. All solar panels installed and also to be installed should be submitted to the SEHOA for approval.

4.10.1.3 Enquiries for the approved types of solar panels can be made to the Estate manager’s office.

4.10.2 Standby generators:

14.10.2.2. Generators must be installed in such a way that it does not create a nuisance to neighbours. Generators that are permanently or semi-permanently installed (semi-permanent shall be a unit being in the same position for more than 30 days), must be visibly screened and indicated on plans approved by the SEHOA. All generators already installed must be submitted for approval by the SEHOA.

4.10.2.2 Generators installed must comply with the following.

- The necessary precautions should be taken to reduce noise.
- The generator should have a sufficient and effective exhaust system.
- The generator should have the necessary auto cut-in and out unit in case of power failure.

4.10.2.3 Enquiries for the approved types of standby generators can be made to the Estate manager’s office.

4.10.3 LIQUEFIED PETROLEUM GAS (LPG)

If an owner wants to install Liquefied Petroleum Gas (LPG), the following requirements have to be adhered to:

4.10.3.1 A plan of installation must be submitted to the local authority for approval.

4.10.3.2 The installation must be done by a person that is qualified and registered with the LPG association.

4.10.3.3 A copy of the registration certificate of the person mentioned in must be submitted with the plans.

4.10.3.4 The test certificate for the installation must be issued to the owner.

4.10.3.5 Upon completion an inspector from the Fire Safety division must conduct an inspection.

4.11. Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown on the approval drawings.

4.12. All exposed plumbing and washing lines should be fully screened and not be visible from the street and green areas, nor from adjoining properties.

4.13. No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.

4.14. Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps etc. must be designed into the buildings and / or adequately enclosed or screened off from view.

4.15. All additions and alterations after initial construction, including repainting of houses, are to be submitted for approval by the SCEHOA.

All new and constructed houses should accommodate 100mm diameter storm water outlets at min. 5 meter intervals on all boundary walls to allow rain water (storm water) to flow freely to storm water catch pit. The lower positioned stands have to allow the storm water from the higher positioned stands to run through the stand as per council requirements.

5. APPROVED ARCHITECTURAL ELEMENTS

5.1. ROOFS

5.1.1. The following roof finishes are permitted:

a) Marley Double Roman (only) type concrete roof tiles or similar approved colour and blend as per samples to be provided. Refer Addendum.
5.1.2. No galvanized gutters or rainwater goods will be permitted. All exposed gutters and rainwater goods to be factory painted to match the colour of the buildings.

5.1.3. No thatch, metal roof tiles or sheeting will be permitted.

5.1.4. Roof pitches to be as follows: (see addendum) (only Bali (see below) roofs allowed)
   a) 15° - 30°
   b) 40° - 45°
   c) It is advisable that Portion in A above be no more than 1/3 of roof length. This is to allow adequate space for solar panels which are to be flush with the roof.

5.1.5. Roof articulation simple symmetrical Bali hipped roofs designed in such a manner to express as honestly as possible the underlying plan form of the structure, secondary lean-to roofs, are encouraged.

5.1.6. Gable ends - Roof overhangs at gable ends to be 250mm minimum.

5.1.7. Eaves overhangs - 600mm minimum, measure from wall. Refer Addendum. Closure of eaves to be out o’ slatted hardwood timber and fixed to the underside of roof battens between trusses.

5.1.8. Roofs may span a maximum of 7 meters to achieve the desired proportions:

   Proportions:  
   Roof height – 1
   Wall height – 1.5 or more

   Wall height must at all times be dominant to roof height. The above proportion is the absolute maximum roof proportion allowed.

5.1.9. Skylights, vent stacks and solar panels are allowed but should not be visible from the street. Skylights to be flat and flush with roofline. To be approved by SCEHOA.

5.2. WALLS

5.2.1. The following wall finishes are permitted:
   a) Smooth plaster and paint.
   b) Textured plaster and paint.
   c) Rough cast plaster and paint.
   d) Coloured textured wall coatings such as Gamma Zenith, Plastertec, Earthcoat, etc. may also be used within the approved colour range for plaster colour.
5.2.2. Selected facebrick as per samples (see item 4.2.3 below) provided by SCEHOA, or dry packed stone can be used as elements not covering more than 30% of the architecture. See Addendum.

5.2.3. Designers are encouraged to use this as a prominent feature in order that this visual theme is carried through the whole development.

5.2.4. Facebrick for plinths and columns: Autumn blend colours only e.g. light brown, terracotta, beige etc. as per samples to be provided by the SCEHOA. Plinths to be a maximum height of 340mm (4 courses) above inside floor level where ground fall determines high plinths. Care must be taken for plinths not to become the dominant part of the wall.

5.2.5. No parapet walls will be allowed. (especially at gable ends)

5.2.6. No corbelling will be allowed as part of eaves detail. Corbelling can be allowed on certain elements of the building, but should be approved by the SEHOA first.

5.2.7. A 1x1m² paint sample panel to be provided on site during construction period for approval by the SCEHOA before painting can continue. Samples of the allowable options will be available at the estate manager’s office. See Addendum.

5.2.8. Plumbing/Sewer pipes (particularly from upper storeys) must be concealed either within the walls, ducts or an external screen.

5.3. WINDOWS, SHUTTERS AND DOORS

5.3.1. Only timber or epoxy coated (approved colour range as per SCEHOA) aluminium windows and doors will be permitted. Timber shutters (painted as per approved colour range) are allowed. No standard type steel windows will be permitted. See Addendum.

5.3.2. Window proportions should be of higher than wide and of moderate size. In certain cases they may be joined together provided that the vertical emphasis is maintained. See Addendum.

5.3.3. Burglar bars should be of simple rectangular form placed internally, if possible they should line up with window mullions. Burglar bars are discouraged & no external Burglar bars are allowed.

5.3.4. Large doors and windows are permitted if recessed by a minimum of 1 500mm behind a pergola, verandah or screen.

5.3.5. Garage doors must be of the sectional overhead type as per examples supplied by SCEHOA. (Double doors can be considered under special circumstances).

5.3.6. Toilet or bathroom doors in an external wall must have a screen wall.

5.3.7. Plaster band fenestration is encouraged around external apertures. See Addendum.

5.3.8. The use of French style small pane windows is encouraged for security
purposes. Proportions as per 5.3.2 still applies.

5.4. **DRIVEWAYS, PARKING, PAVING AND LANDSCAPING**

5.4.1. Landscaping on sidewalks must be undertaken within the integrated landscape language of Savannah Country Estate to be approved by the SCEHOA with assistance from the appointed landscape architect.

5.4.2. The landscaping theme of **Savannah Country Estate** is to encourage the use of indigenous trees and plants as per the landscape design. The green areas are to be planted with species in accordance with a landscape theme. The portion of all properties that border on the green areas and the portion of all properties between the building lines and the street boundary should be landscaped accordingly and using the tree and plant species as per landscape architect or designer.

5.4.3. All driveways to be fully paved with autumn coloured face brick or concrete block pavers as per sample colours to be provided by the SCEHOA. Driveway widths are limited to 5 000 mm at the junction with the public road. Visitors and open parking bays are to be screened with planted berms and / or planting from view of the street. Samples of the allowable options will be available at the estate manager’s office.

5.4.4. The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Trees planted in the road reserve must follow the guidelines set for that street.

5.4.5. Planting and hedgerows are also encouraged where palisade fencing is used.

5.4.6. Houses erected on the visual slopes of the site will need special attention to reduce the interruption to the horizon line and any other potential visual impact. This will need to be done by, inter alia, additional landscaping and controls to the scale of the buildings. Where possible, cut and fill to be minimized and the buildings rather to be “terraced” down the slope of the site.

**Note:** The maximum height of face brick plinths above natural ground level will be limited to 680mm (4 courses) and must therefore step down the slope of the erf where applicable.

5.4.7. All pedestrian entrances to the house should be of the same material as the driveway.

5.4.8. Pre-designed house numbers will be provided and fixed by the SCEHOA and the cost thereof will be subtracted from the “building performance deposit”.

5.5. **BALCONIES, PATIOS AND Pergolas**
Balconies, patios and pergolas should have clean lines with plain railings. Columns should be aesthetically light and made up of brick, steel or timber. Heavy brick or concrete support columns should be avoided. Balustrades and pergolas must be painted. Balustrade designs to be kept simple. Balustrade walls to balconies are allowed but must match the style of the house. See Addendum.

6. **PROHIBITED BUILDING MATERIAL**

6.1. **The following building materials are prohibited:**

6.1.1. Unpainted plaster, un-plastered brick walls, bagging or concrete block walls.

6.1.2. No pre-cast concrete walls. No swimming pool type mesh fencing will be allowed.

6.1.3. Unpainted reflective or painted metal sheeting or shade netting.

6.1.4. Thatch roofs for houses and/or lapas.

6.1.5. Wood panel fencing.

6.1.6. Razor wire, security spikes or similar security features.

6.1.7. Standard type steel windows.

6.1.8. No externally fitted burglar bars will be permitted (only internally fitted type will be approved).

6.1.9. Precast concrete building elements are not allowed (simple copings, column caps and window sills/frames are in order.)

6.1.10. Precast Sculptures are prohibited. Any structures (inclusive of fountains) which will be visible from the street/green areas shall be submitted to the SCEHOA for their recommendation prior to the erection thereof.

6.1.11. Metal roof sheeting and fibre cement roofing tiles.

6.1.12. "Sleeper wood" elements

6.1.13. Any exposed pipes or appliance elements.
7. **GENERAL**

7.1. *The light sources to all external lighting (except under covered patio, balcony or gazebo roofs), wall mounted or otherwise, shall be designed not to shine directly onto adjacent properties.*

7.2. Wash line, refuse or gas area to be screened off with the same house material and not visible from the public or open areas.

7.3. Plinth heights and natural ground levels are to be clearly shown on plans.

7.4. All swimming pools, water features etc. have to comply to NBR and safety regulations during construction and after completion and the SCEHOA and controlling architect will not be held responsible for any claims that may arise.

7.5. Basic process to be followed for plan submission, building and occupation:

- Obtain the latest copy of the residential guidelines from the Estate Manager’s office or on the SCE website.
- Provide your appointed Architect/designer (registered at SACAP) with a copy of the SCE residential guidelines and NBR requirements.
- Owner must insure that all residential guidelines are met during the planning process.
- Submit the drawings for aesthetical approval at the Estate Manager’s office together with the plan submission fee and application form.
- Consult with your Architect/designer on the status of plans after two weeks of submission.
- If approved by the SCEHOA submit drawings to the Local Authority for approval and enrolment at the NHBRC.
- After council approval submit copies of Certificates as per guidelines 9.1 together with the relevant deposit before commencement of construction.
- Ensure that all Residential guidelines are met during construction to eliminate any problems that could prevent occupation.
- Occupation inspection will be done as per 9.6 and 9.7 and Guidelines Compliance Certificate will be issued within 5 working days.
- All non-complying items should be rectified, altered as pointed out in the Design Guidelines Compliance Certificate within 30 days after which non-compliance will be dealt with.
- Ensure that the Residential guidelines are met at all times after occupation to ensure a safe and controlled estate.
- If there are any uncertainty regarding the above mentioned points please contact the Estate Manager’s office for advice.
8. CONSTRUCTION ACTIVITIES: CONDUCT RULES FOR BUILDING CONTRACTORS, SUB-
CONTRACTORS AND SUPPLIERS, OPERATING WITHIN SAVANNAH COUNTRY ESTATE

As the building within the residential estate will be constructed over a lengthy time
period, the following - guidelines have been formulated for the benefit of residents:

8.1. SITE ACCESS AND EXIT

8.1.1. The contractor acknowledges he is aware that the Estate is a security
Estate and will at all times adhere to the security regulation and
controls, and agrees to co-operate with the SCEHOA in the Interest of
maintaining security on the Estate.

8.1.2. Detailed procedures will be made available by the SCEHOA to
Contractors that will include security measures for authorized access
and identification of vehicles and all personnel.

8.1.3. As improvements to the security and the access controls are ongoing,
these procedures will be reviewed from time to time.

8.1.4. Hours of work: Contractors may only enter the Estate after 7h00 in the
morning and must vacate the Estate by 18h00. No workers will be
allowed to sleep overnight on site. No employee may remain on the
house site to “guard” the building. Contractors may negotiate with the
SCEHOA’s appointed security company for this service, if required.

8.1.5. Construction will be limited as per times stipulated by the board of
SCEHOA. No construction will be permitted on Sundays and public
holidays unless by prior written agreement with the developer or
SCEHOA.

8.1.6. Only authorized vehicles will be allowed onto the Estate. There is a
load restriction of (6) ton per axle and the vehicles may be subject to
axle load testing by the SCEHOA prior to being allowed entry.
Excepting for roof truss deliveries, no articulated vehicles are permitted
in the Estate, unless by prior authorization of the SCEHOA. It is the
obligation of the Contractor to notify his suppliers of this, and the
SCEHOA shall not entertain any claims of losses or damages in this
regard.

8.1.7. Deliveries must be scheduled during (construction) times as stipulated
by the board of SCEHOA only.

8.1.8. The Estate Security personnel reserve the right to subject vehicles
entering and exiting the Estate to a search.

8.1.9. Tools, equipment and machinery can only be taken out of the Estate if
accompanied by a transfer note, signed and stamped by an
authorized officer of the contractor. A copy of the transfer note must
be handed to the security personnel for record keeping.

8.1.10. Materials can only be removed from the site if accompanied by a
transfer note signed and stamped by an authorized officer of the
Contractor and the SCEHOA. A copy of the transfer note must be
handed to the security personnel for record keeping.
8.1.11. Points of access: Contractors shall only access and exit through the designated area that is through a stand as determined by the Savannah Country Estate.

8.1.12. Any contravention of security and access rules will be severely dealt with by the SCEHOA and depending on the nature and the circumstances, could lead to the suspension of building work, and barring of access to the Estate.

8.2. CONTRACTORS LABOUR

8.2.1. Labour must be an employee of the contractor and only under limited circumstances will casual labour be allowed on site. This shall be at the sole discretion of the SCEHOA.

8.2.2. All labourers must be registered at the Security Control Room, where they will be issued with a permit which must be worn at all times whilst on site.

8.3. DISCIPLINE

8.3.1. The contractor is responsible for the discipline of his labour, subcontract labour and delivery personnel on site.

8.3.2. Labourers are not permitted to walk between the construction site and the entrance / exit gates. Labourers will remain on the site where they are busy constructing, and will not be allowed to move between construction sites on the Estate.

8.3.3. The contractor of any employee found walking across the green areas, between sites will be spot fined, and the employee liable to instant removal from site.

8.3.4. No vehicles will be allowed to cross any part of the green areas, or parkland, or to deviate from roads or recognized road route. Any vehicle convening this rule will attract a spot fine, be liable for instant removal from the site and liable for damages sustained.

8.3.5. Vehicles with mechanical legs on trailers must use protection for possible road surface damage.

8.3.6. Any dispute between the contractor and its employees must be settled outside the boundaries of the Estate.

8.3.7. If any employee is found disturbing or endangering the animal, fish or bird life, or is found pilfering, stealing or removing material or goods off site without permission or is involved with any form of violence, the company who employs that person will be removed from the site and both employee and company will be denied the opportunity to undertake any further work on the site.

8.3.8. The contractor is responsible for all his sub-contractors as well as the deliveries, and any damages caused by his own employees, sub-contractors employed by him or delivery vehicles delivering materials to his site, and he is liable to pay for any damages that may occur on
the site. These damages also include damage to kerbs, roads, plants, irrigation and or damage to private property.

8.3.9. The SCEHOA will have the sole discretion as to the nature, extent and value of these damages, and the identification of respective vehicles and persons.

8.4. **HOUSEKEEPING AND TIDINESS**

8.4.1. The site is to be kept as clean as possible of building rubble and general cleaning and good housekeeping practice must take place during building operations.

8.4.2. No concrete, dagha, cement or such may be temporally stored, or mixed or prepared on any of the roadways, kerbs and pavements.

8.4.3. Materials that are off loaded by a supplier of Contractor may not encroach onto the adjacent site, the pavement or roadway. Where suppliers fail to adhere to this, the responsible contractor shall move the materials accordingly. The contractor is also responsible for removal of any sand or rubble that may have washed or moved into the road.

8.4.4. The Contractor is to ensure that the roads and the vicinity of his house site is always kept neat and tidy, including materials or mud or spoil being driven or dropped onto the road or sidewalk.

8.4.5. The Contractor shall provide adequate facilities for rubbish disposal and ensure that the workers use the provided facilities and that the rubbish is removed every Friday. No rubbish may be burnt or buried on site. No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble, or the like is to be left lying around, nor be allowed to blow off the site.

8.4.6. Accumulation of hardcore for fill shall be neatly piled. With the SCEHOA’s consent on-site disposal dump or spoil zones may be arranged.

8.4.7. With the dams and water features on the Estate, pollution and contamination of groundwater and run-off water is particularly sensitive. Contractors shall ensure special care in their handling, disposal and cleaning up operations, with particular note to paint tile grout tile adhesive, cement and Rhinolite, chemicals, oil and fuel etc. Special preventative controls must be taken on waterfront sites to avoid spillage.

8.4.8. Fires for cooking or other purposes will not be permitted, and Contractors shall ensure approved alternative meal arrangements are made. Contractors must ensure that their employees make no fires for heating purposes.

8.4.9. The Contractor shall provide approved portable chemical toilets facilities for the workers. Adjacent construction sites may share toilets as approved by the SCEHOA. Toilets and changing facilities shall be suitably positioned and screened with forest fence and kept hygienic.
8.4.10. One approved building board shall be erected per site, and such board is to be erected neatly in the corner of each site. Boards are to be maintained in a plumb and level position throughout the contract and must be removed immediately after completion of each house construction. Board layout drawings will be available from the SCEHOA.

8.4.11. No Contractors, sub-contractors or suppliers boards of any kind will be allowed.

8.4.12. Construction materials may only be delivered to the house site on an as-needs daily basis for installation by the latest the Friday of that week, and surplus materials must not be allowed to visibly accumulate on the house site.

8.4.13. The certificate of completion by the SCEHOA includes for the site to be entirely cleared of all rubble, surplus materials, and be impeccably clean, and the verge re-instated, all to the satisfaction of the SCEHOA.

8.4.14. Contractor vehicles shall not be parked or left in the road, and a screened designated parking area shall be arranged with the SCEHOA.

8.5. **CONTRACTORS YARDS, STORAGE AND OFFICES**

8.5.1. Allocated areas, as authorized by the SCEHOA, will be granted to accredited Contractors for their operational use.

8.5.2. A designate bulk storage area could be allocated to the Contractor for his materials, for distribution to house sites. Approved storage sheds, containers, or yards could be allowed on house sites, if no alternative can be found.

8.5.3. Access to the site only through the driveway and the landscaping zone should be fenced of. Parking is only allowed on site.

8.5.4. The appearance, management servicing and qualification for these facilities will be reviewed by the SCEHOA, and negotiated on an as-need basis.

8.6. **GENERAL**

8.6.1. The speed limit is 30 km/h and speeding and reckless driving will not be tolerated. Due care must also be taken by all vehicles not to block the thoroughfare of roads.

8.6.2. No pets, birds, or domestic animals of the contractors’ will be permitted onto the Estate.

8.6.3. Noise and dust reduction is essential, and Contractors shall endeavor whenever possible to limit unnecessary noise, especially employee loud talking, shouting or whistling, radios, sirens or hooters, motor revving etc.

8.6.4. Contractors are expected to conduct their operation in a reasonable
and co-operative manner. Should the SCEHOA have any concern with the conduct of the Contractor, his sub-contractor or his suppliers and any of their employees, the SCEHOA may rectify as deemed necessary and/or reserve the right to suspend building activity either indefinitely or until such undesirable conduct is rectified, which it may do so at any time and without notice, and without recourse from the owner and/or Contractor and/or sub-contractor, and/or supplier.

8.6.5. Vehicles leaking oils and fluids will not be permitted to park on the roadways.

9. **BUILDING PLAN SUBMISSION AND BUILDING INSPECTIONS**

The following must be adhered to before building plans and approval of building operations will be considered for inspection:

9.1. A plan approval fee of R3 700(non-refundable) is payable to the controlling architect on submission of plans.

The plan approval fees will escalate annually as approved by the SCE board.

Before construction work is approved to commence, a building performance deposit of R10 000 (R7500.00 – refundable & R2500 – non-refundable) will be deposited by the owner before plan approval and held in trust (free of interest) by the SCEHOA.

A copy of the NHBRC enrolment certificate for that specific house together with a copy of the NHBRC registration certificate will be submitted with the above mentioned deposits before the contractor will be allowed to commence with construction.

The deposit amount will be used in event there is a breach on non-performance to remove rubble or make good any damage caused by the Contractor or his sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.

The deposit of R10 000.00 may be used on a "roll-on" basis for up to 5 houses for a multiple housing developer or contractor to the discretion of the SCEHOA.

The building performance shall be released and final occupation is subject to the submission to the SCEHOA of:

A. Local Authority’s certificate of completion and occupancy.
B. Design Guidelines Compliance Certificate from the SCEHOA.

All deposits shall only be refunded within 14 days once all the above documents are correctly completed and submitted.

The SCEHOA reserve the right to prevent the occupation of any houses if the above is not fully adhered with.

9.2. The SCEHOA plan approval committee will sit every two weeks for
inspection of plans. The architect, designer will be informed on the status of approval and it’s his/her responsibility to inform the relevant owner.

9.3. All plans necessary for City Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the SCEHOA. Plan approval fees from the City Council are for the building owners account.

9.4. The following items must be clearly shown on the plans: (complete working drawing set)

- area of dwelling, including patios and outbuildings;
- First floor to Ground floor Ratio (%)
- coverage(%)
- height above original natural ground level;
- building lines as per guidelines;
- all external finishes, including a colour specification;
- boundary wall / fence details, including elevations;
- drainage and how it is concealed, as well as the sewer connection.
- layout of driveway.
- external lighting plan.

9.5. A signed copy of these (latest) guidelines by the owner of the erf is to be submitted with the plans for approval.

9.6. Inspection by the SCEHOA.

The SCEHOA could carry out, (but is not obliged to do so) site inspections during the following stages of construction:

1. Surface bed level.
2. Completion of roof structure.
3. Practical completion.

The SCEHOA may inspect the works at any stage during construction and may request any reasonable alterations and/or additions to ensure that the general design guidelines as intended for the development are implemented.

The home owner is responsible to notify the developer / SCEHOA as to when the stages of completion as set out above have been resolved in order to arrange for the architect to inspect the works. (At least 5 days notice is required for this arrangement). An occupation inspection has to be booked at the Estate Managers office 5 days in advance.

It is the owner’s responsibility to ensure compliance to the guidelines and the owner will directly be held responsible for non compliance.

The building have to be 100% completed, including garden, paving, pool, boundary walls etc. before an occupation inspection is booked.

A fee of R500 will be deducted from the paid deposit on booking of the third inspection (and per inspection thereafter) and will be credited into the controlling architect’s account.
9.7. **OCCUPATION**

9.7.1. Occupation of the premises will only be allowed after the home owner has obtained an occupation certificate from the City Council and the Design Guidelines Compliance Certificate from SCEHOA's and submitted copies at the Estate Managers office.

10. **ACKNOWLEDGEMENT**

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 SCEHOA or the Developer from time to time in the form of a written notification and to ensure compliance by any sub-contractors employed by the Contractor, and any suppliers to either contractors, sub-contractors or owners.

Stand no. .................................. Date: ..................................

Appointed Architect/Competent Person ..............................................................

Contact number: ............................. Fax: ...........................................

e-mail address: ............................. Signature: .................................

Registered Owner: ......................................................................................

Contact number: ............................. Fax: ...........................................

E-mail address: ............................. Signature: .................................
ADDITION A

Designers are encouraged to respect the street boundary with regards the orientation of the building. The ideal is to have the dominant elements of the building facing the street boundary, parallel or at right angles with the street boundary.

Note: Articulated building elements i.e. covered porches, patios, entrance lobbies etc. (Not enclosed) can be built up to 2.5m from site boundary. The above are encouraged as clip-on or lean-to elements to the main house as a progression from the public to the private areas. This serves to create the desired street landscape as envisaged for the development.

1. Planning Controls
2. Boundary Walls
3. Walls
Permitted

Roof pitches preferred:
A. 35°
B. 17.5°

Dutch Hipped Roofs

Overhangs
min 600mm

Max 7m Span

Rainwater goods to match colours of building

NO Facia boards allowed

Profiled Rafter Ends only

Roof Tiles - MARLEY MODERN
- Standard Brown
- Standard Terracotta

Verandah with open Pergola

Pergola with same roof covering as main roof

NOT Permitted

NO Elaborate Gables

Lean-to’s with same roof covering as main roof

NO Thatch

4. Roofs
5. Windows & Shutters
6. Doors
7. Colour Palette

Please note: Wall colours can be viewed at the estate office. All colours to be submitted and approved by the SCEHOA.