



EBOTSE GOLF & COUNTRY ESTATE

WE ALL DESERVE A BEAUTIFUL PLACE

ARCHITECTURAL DESIGN GUIDELINES

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1. INTRODUCTION

- 1.1 The purpose of these design guidelines is to encourage individual creativity within a unity of materials and finishes to ensure that the overall development harmonizes and creates a balanced lifestyle for all residents. This will also assist in protecting all owners' investments in the estate.

It is the aim of the professional team that the lifestyle reflected would represent that of the creativity of the individual and there is no prescribed architectural style. Architectural guidelines have been drawn up as far as the use of materials, the treatment of boundaries and the landscaping is concerned.

For the rest, it is up to the individual architect to contribute to the successful execution of the developer's aim and the supervising architects will also assist in attaining this goal.

- 1.2 The controlling authority for the development is the "Ebotse Golf and Country Estate Homeowners Association" (HOA) who will be responsible for the approval of all plans and buildings on behalf of the developer.

It is compulsory that the owner engage the services of a Qualified Registered Architect for designing purposes. Further it is advisable that the chosen architect consult with the HOA's Architects, Francois Marais Architects, prior to designing the proposed residence to determine the intent of the design parameters set for the development.

- 1.3 The construction and improvements must commence within twenty four months from the date of FIRST registration of transfer of ownership of a particular erf. In order to reduce inconvenience to neighbours as well as unsightliness, construction must proceed without lengthy interruptions and handled in such a way that the end of each phase should be aesthetically acceptable to the HOA. Once building work has commenced, it must be completed within 15 months. Failing to comply with the above commencement and completion periods will result in penalties more fully described in the purchase agreement.
- 1.4 The design of the dwelling unit and the entire stand must show sensitivity to the existing natural features, flora and topography. Permission must be obtained from the HOA before existing trees are removed and all existing trees are to be indicated clearly on the site plan. Surrounding structures and houses must be taken into account in the design process. Any newly planted trees on the sidewalks must be kept in mind as they are not to be removed.
- 1.5 No erf shall be subdivided or rezoned without written permission from the HOA.
- 1.6 Please note that the existing guidelines are still in effect for all homes that have been approved prior to the release of these new guidelines.

- 1.7 These guidelines are not a replacement of any statutory requirements, necessary submissions or approvals and are in addition to the National regulations, Occupation Health and Safety Act or any other Local Authority Requirements.
- 1.8 The Aesthetics Committee reserves the right to disapprove any plans that do not have the aesthetic appeal commanded by the overall aesthetic of the Estate as a whole.
- 1.9 In terms of the articles of association of the Home Owners Association, the Trustees have the power to *make rules and regulations in regard to the standards and guidelines for the architectural design of all buildings, outbuildings and structures to be erected in the estate.*

Apart from approval by the local authority, all building plans must:

- comply with the Architectural Guidelines; and
- be approved by the Trustees' Aesthetics Committee

The Aesthetics Committee may, upon written application by an owner, consider exceptions to specific compliance of the guidelines. Each such application is considered by the committee on its own merits taking into account all relevant factors and surrounding circumstances *inter alia* location, slope, view, elevation, privacy, value, aesthetic impact, etc.

The granting of an exception to the rule does not alter the rule.

The Aesthetic Committee is appointed by the Trustees in terms of the provisions of the articles of association of the Home Owners Association

- 1.10 PVV RULE – (Privacy, Value, View): Exceptions to the specific compliance of any of the guidelines contained herein may be considered by the Board of Trustees of the Home Owner's Association upon written application by a home owner during the plan approval stage.

Each applicant shall be considered on its own merit and the Board's decision:

- Shall be final; and
- May be made subject to such conditions as the Board may deem fit

The Board shall not be obliged to provide reasons for its decision.

1.11 DEFINITION OF NGL (NATURAL GROUND LEVEL)

Natural Ground Level is the level at which the ground “naturally” falls. This is the ground level before the land is excavated or filled.

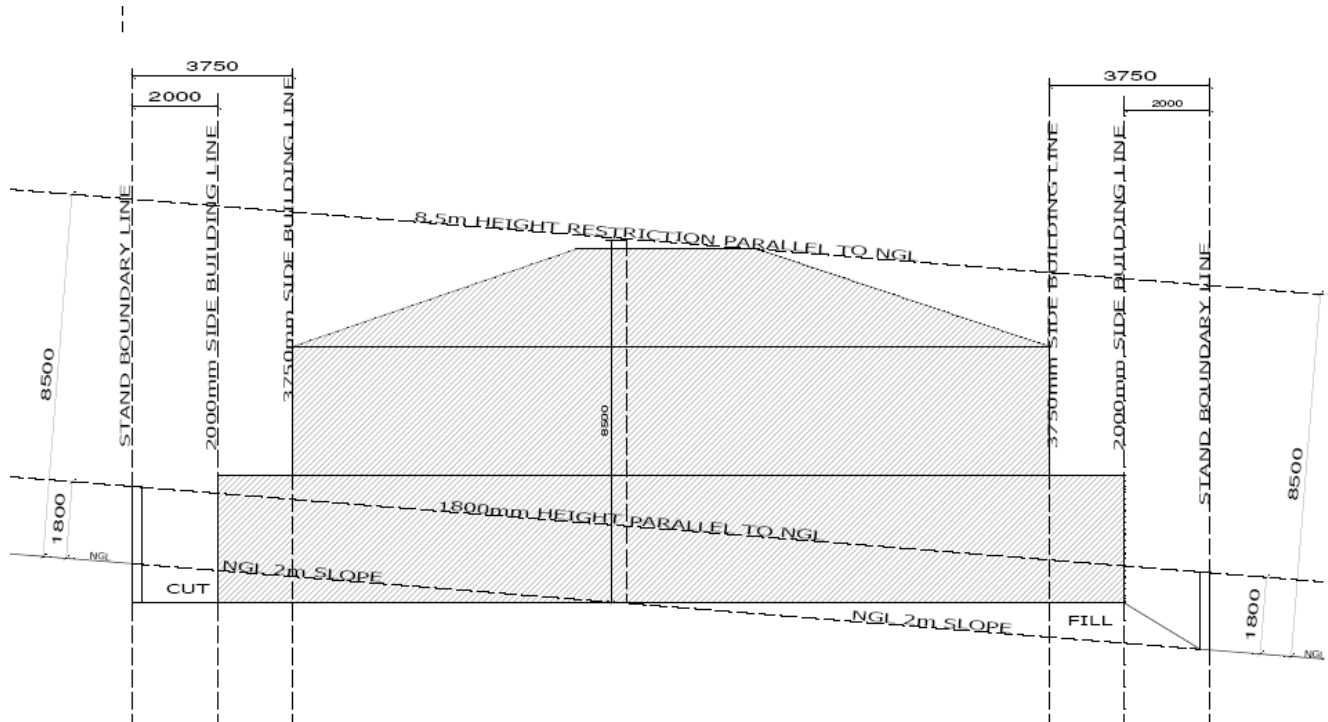


DIAGRAM 1: NATURAL GROUND LEVEL

2. TOWN PLANNING CONTROLS

Coverage

- 2.1 Maximum dwellings per erf - One (except where approved otherwise).
- 2.2 Maximum height - 2 Storeys (excluding roof and loft rooms)
- maximum height 8.5m above natural ground level (excl. chimney stacks). To ensure integration into the landscape, building layouts must respond to the contours of the site. The maximum height of the ground floor finished floor level may not exceed 800mm above the natural ground level at any point on the site.
- 2.3 Single storey dwellings - maximum coverage allowed will be 60%.

- 2.4 Double storey dwellings
- 50% of the Ground floor footprint.
 - Stairwells and double volumes may be excluded from the first floor calculations however these spaces may not be larger than 10% of the first floor area.
 - Garages facing the street placed in front of the house may not have a full double storey.
 - The first floor area on stands **3240, 3246, 3264, 3265, 3269, 3272, 3273, 3276, 3277, 3280** and **3281** may exceed 50% of the ground floor footprint to 70% due to the street building line on these particular stands.
- 2.5 Minimum size
- The house, excluding garages and out-buildings, should not be less than 150m².
- 2.6 Group housing
- The number of units allowed will be as indicated on the general site plan and specified on the deed of sale. All group housing developments' town planning controls will be in accordance with the conditions of establishment as approved by the Local Authority.

Buildings Lines

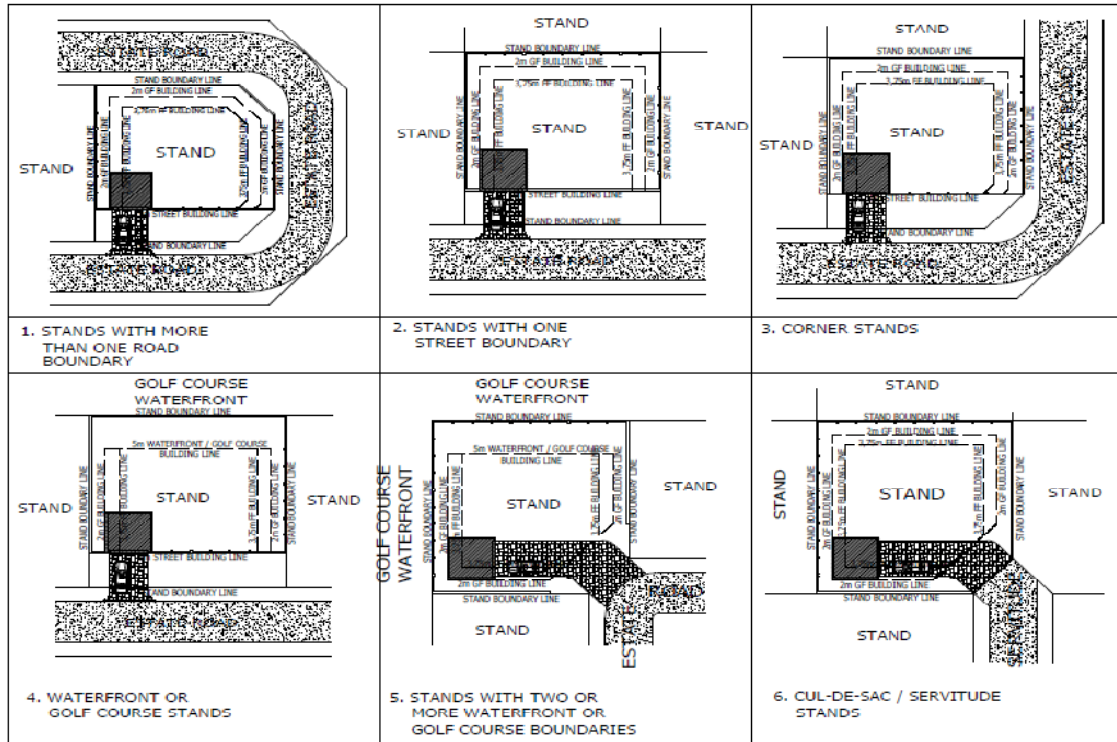
- 2.7 Single storey dwellings
- 5m from the street boundaries except covered stoeps, verandahs and porches, that may be 3m from the street boundary.
- 2.8 Double storey dwellings
- 5m from the street boundary for ground floor
 - 5m from the street boundary for first floor
 - 3m from the street boundary for covered stoeps, verandahs and porches
- 2.9 Side Spaces
- 2m from each side boundary
 - 3,75m from each side boundary for first floor
- 2.10 Golf course / Waterfront Boundaries
- 5m Building line from any Golf course or Waterfront boundary.
- 2.11 Side Open Space
- In the case of a side space or back boundary, boarding onto a public open space, the building line will be 3m. In the case of more than 2 open boundaries, relaxation may be granted as indicated on the site development plan.
- 2.12 Corner stands / stands with more than one public/open boundary
- 5m from one street front boundary for ground and first floor. The front boundary will be determined by where access is gained to the property. The remaining street or public/open space boundary will have a 2m building line restriction. The first floor level for double

storey dwellings on this side will have a 3.75m building line restriction.

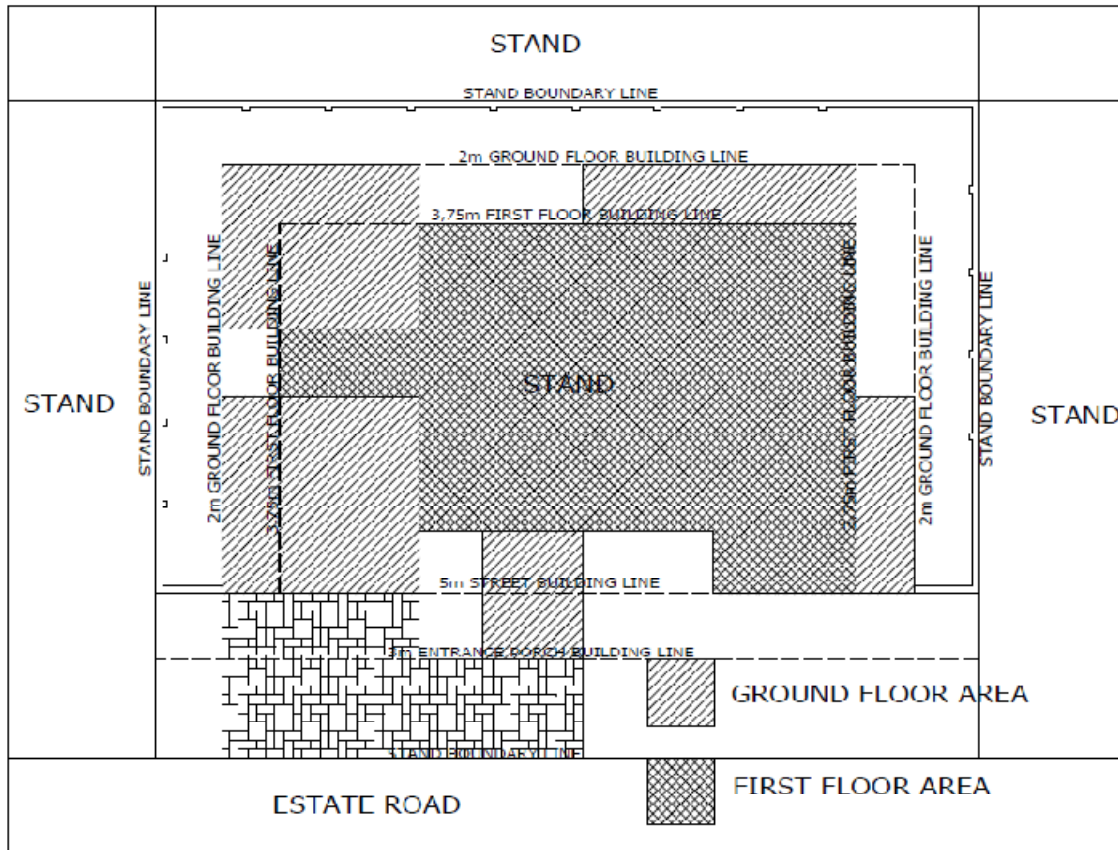
2.13 Other relaxation

- Any other applications for relaxations of building lines will be at the sole discretion of the HOA and will be judged on the merits of each case.

2.14 The following sketches show some typical building line situations (Fig 2.14):



2.15 Please refer to the sketch below showing a typical stand with the estate building lines (Fig 2.15):



3. TREATMENT OF STAND BOUNDARIES

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street boundary. Every effort must be made to avoid the hostile “canyon like” effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks and the street scape of the Estate, the following guidelines will apply:

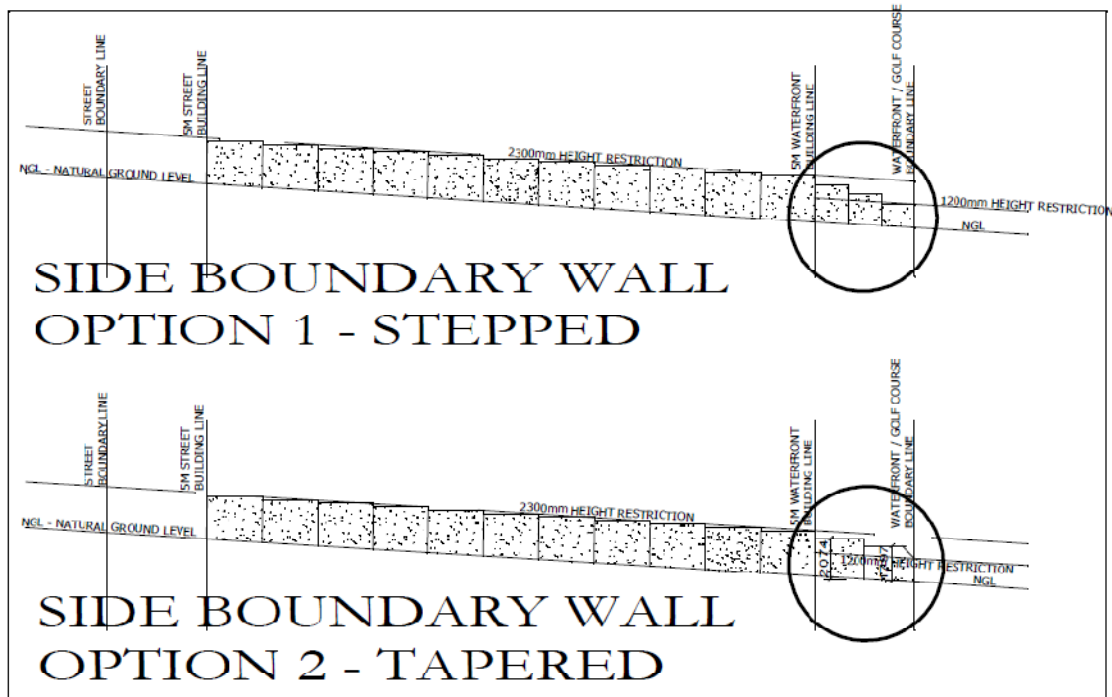
3.1 Street Boundary

The street boundary must be completely open with no boundary walls or fences within the 5m restricted area. Application may be made for the relaxation of this ruling, but only under the most extreme cases will it be granted.

For corner stands, the pre-determined front street boundary will be in accordance with the above, but the remaining street boundary may have a boundary wall built to a maximum height of 1.8 m except for the last 5 m adjacent to the street, golf course or waterfront boundary. Due to landscape setting no continuous boundary walls will be allowed. A maximum wall length consisting of 30% on each side of the boundaries will be allowed subject EHOA approval.

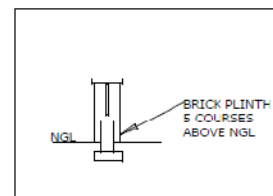
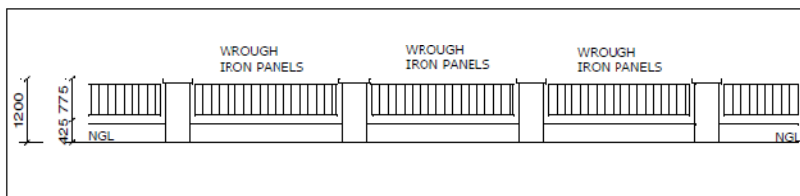
3.2 Side Space

The side walls between properties may be a maximum height of 2,3m over the extent of the boundary except for the last 5m adjacent to the street (see items 3.1 & 3.3) This height must be agreed upon by both the owner of the property and the neighbour of the shared wall. (Without this approval the wall must remain at a maximum height of 1,8m.) The wall must step down to 1,8m in height for the last 5m adjacent to the waterfront or golf course boundary and must step down or taper to 1,2m in height at the waterfront or golf course boundary. All boundary wall details must be approved by the HOA.



3.3 Golf Course and Waterfront Boundaries

5m from the site boundary for dwellings, but 1,5m for gazebos, pool house, swimming pools etc. The golf course and waterfront boundary may be completely open or a 1,2m high palisade type wall with brick columns and a 500mm high plinth may be erected on the boundary. All boundary wall details must be approved by the HOA. In the case of a stand having more than two golf course, waterfront or street boundaries, application may be lodged for a relaxation of this rule.



Any earth retaining type walls higher than 1,2m must be constructed from approved loffelstein blocks and the structure must be signed off by a registered structural engineer prior to construction. If such a wall is required on the golf course, waterfront or public space boundary of a stand, a request must be made in writing to the HOA.

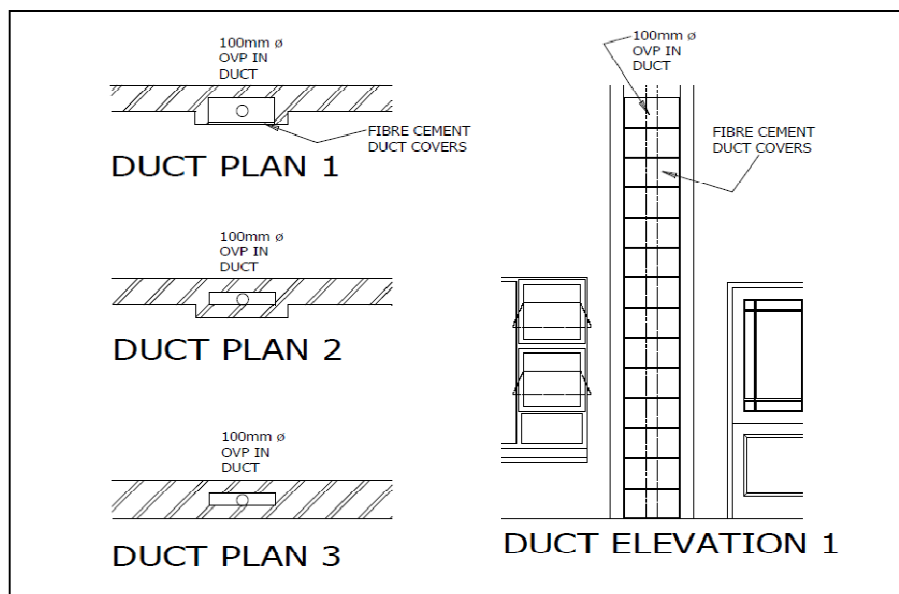
NOTE: The following stands, **3540, 3541, 3542, 3543, 3544, 3545** and **3546**, must refer to the Estate Stormwater Engineer's drawings and will not be approved unless a Professional Engineer has designed and signed off the storm water design for these particular stands. The drawings and information is available from Francois Marais Architects on request.

NOTE: It is recommended that all homes built on golf course stands should be designed in such a way that protects inhabitants from golf balls entering the properties from the golf course. Further to this it is recommended that trees or other plants are used to shield these homes from golf balls. If it becomes necessary to place protective screens it must be done at the property owner's cost. All designs of such screens must be approved by the HOA prior to installation.

4. BUILDING DESIGN GUIDELINES

- 4.1 All plans must be prepared by a Registered Architect and submitted for approval to the HOA's Architect (see item 10 - Building Plan submission). Only after the approval by the HOA has been obtained can the final technical drawings be submitted to the Local Authority for approval. 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 of surrounding properties must be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling. If once the dwelling is completed and privacy issues arise due to the unique situations on site the HOA reserves the right to request the owner of the dwelling at fault to change or alter the residence to preserve the privacy of the adjacent dwelling.
- 4.3 In the case of consolidated stands, no plans will be approved by the HOA unless proof is submitted showing the consolidation has been approved by the local authority.
- 4.4 No staff accommodation must be nearer to the street than the main building. Staff rooms and Garages to be contained under the same roof or integrated into the overall design.
- 4.5 Staff accommodation and kitchen areas must open onto screened yards.
- 4.6 Additions must match the original building design in style, elevation and material usage. All plans must indicate at least one double enclosed garage and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted or any other steel carports.
- 4.7 In the case where the owner may need to use a large vehicle or truck as an everyday vehicle this must be concealed in a specially designed garage as to hide the vehicle from

- view. All such vehicles to be checked for noise pollution by the HOA before designs are submitted.
- 4.8 Yard and screen walls must compliment the basic materials of the buildings and be indicated on the plans.
 - 4.9 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (buildings lines).
 - 4.10 No pre-fabricated garden sheds or wendy houses will be allowed on the Estate.
 - 4.11 No shade netting may be used for carports or any other coverage.
 - 4.12 Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval drawings. It may not be visible on the street elevation. No roof mounted geyser will be accepted unless well concealed from the view.
 - 4.13 Awnings, TV aerials, satellite dishes, air-conditioning units, trampolines and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval drawings. These must not be visible from the road, the waterfront, the golf course or any other open public space.
 - 4.14 All plumbing to be concealed in ducts, and washing lines must be fully screened and not be visible from the street elevations and other elevations onto adjoining properties. In the case of flat roofs, all geysers must be installed inside the houses or concealed from view so that it is not visible from the outside. If a geyser or sewer pipe is covered with timber the timber must be decking type timber and well maintained.



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

5. APPROVED BUILDING MATERIALS AND DESIGN STYLES

5.1 Roof Coverings

Roof finishes in combination will be allowed. The following roof coverings will be allowed:

- Thatch Roofs
- Cromadek roof sheeting (no IBR sheeting)
- Slate roof tiles
- Fiber cement slate roof tiles
- Concrete roof tiles
- Flat concrete roofs
- Shingles

All roof finishes to be approved by the HOA

The following roof colours will be allowed:

- Dark Grey
- Charcoal
- Black
- Terracotta
- Green
- Any other colour is to be approved by the HOA's Architect

5.2 Structural walls and screen walls

Interior Walls – this will be the choice of the owner and to conform to the design submitted for approval.

Exterior walls – conventional brick walling is envisaged with glazed elements to maximize on the beauty of the surrounding area. The plastered brickwork to be finished off with a high quality exterior paint. Long uninterrupted wall panels exceeding 6m lengths shall not be permitted. Soft tones of low reflection values to be used on plastered surfaces.

The following wall finishes will be allowed:

- Plaster and paint (rough or smooth)
- Bagging and paint
- Washing and paint
- Face brick
- Off shutter concrete (max 15% of all external wall surfaces)

The colours of the paint on the exterior walls must be:

- Approved by the HOA's Architect by way of a colour swatch of the paint, indicating the colour and code.
- Sample paint panels must be presented to the HOA at the residence for the HOA's approval. Once the HOA has approved the panels may the dwelling be painted. Please inform the HOA when the panels are ready for inspection.
- Coloured feature walls may not exceed 10% of the given façade.
- White paint may be used on 50% of the exterior walls only. Totally white house will not be permitted.

5.3 **Paving and external tiling**

For driveways and walkways preference will be given to clay brick paving. Other paving to be approved by the HOA's Architect.

Concrete pavers may be used if specified as multi-blend and laid in a herring format only.

Pergolas and patios/verandas should be tiled with clay tiles or clay brick paving.

5.4 **Windows**

Position and proportion of windows are important and careful consideration should be given to the traditional use of windows. Large glazed areas will not be permitted on the golf course stands unless covered by an overhang of more than 2m, a veranda or covered patio, except if to form a conservatory. Wind-blocks or other precast elements, free form styles, mirror glazing and coloured glass may be used if approved by the HOA's Architect.

Windows frames shall be made out of aluminium, wood or steel and no other materials are allowed. Colours to be traditional and approved by the HOA's Architect.

Any variety of pane sub-division is allowed in order to suit style of house. External burglar bars are not permitted.

NOTE: For safety reasons it is recommended that all homes built on golf course stands should use toughened glass in all window frames exposed to the golf course.

5.5 **Doors**

Internal doors to be the preference of the owner. Special attention to the design of the entrance door is recommended. Doors will be constructed of the same materials as the windows. Trellidor type expanding security doors are not permitted in an external position.

Garage doors can be in timber or chromadek and no steel roller shutter or "flip-up" doors will be allowed on the street side of the residence. Roller shutter doors may only be used if they are concealed from the street side of the residence as back garage doors.

5.6 **Verandahs, porches, awnings and pergolas**

The provision of verandas, porches and pergolas are encouraged to enhance the individual style and atmosphere. Supports shall be plastered masonry piers, precast

concrete or stone columns, timber or metal or metal posts of traditional design to match the specific style of house.

Where building filters such as pergolas, sunscreens, walls etc. are to be used, they shall be portrayed on the drawings submitted for approval. Galvanised steel or aluminium awns may only be allowed on approval.

5.7 **Parapets, eaves & chimneys:**

Chimneys must be of plastered masonry with approved moulded cappings. Steel type chimney flues may only be used if the ratio between the masonry plinth and the steel flue no more than 2:1 where the steel flue is no longer than twice the length of the masonry plinth. (Please see the diagram below)

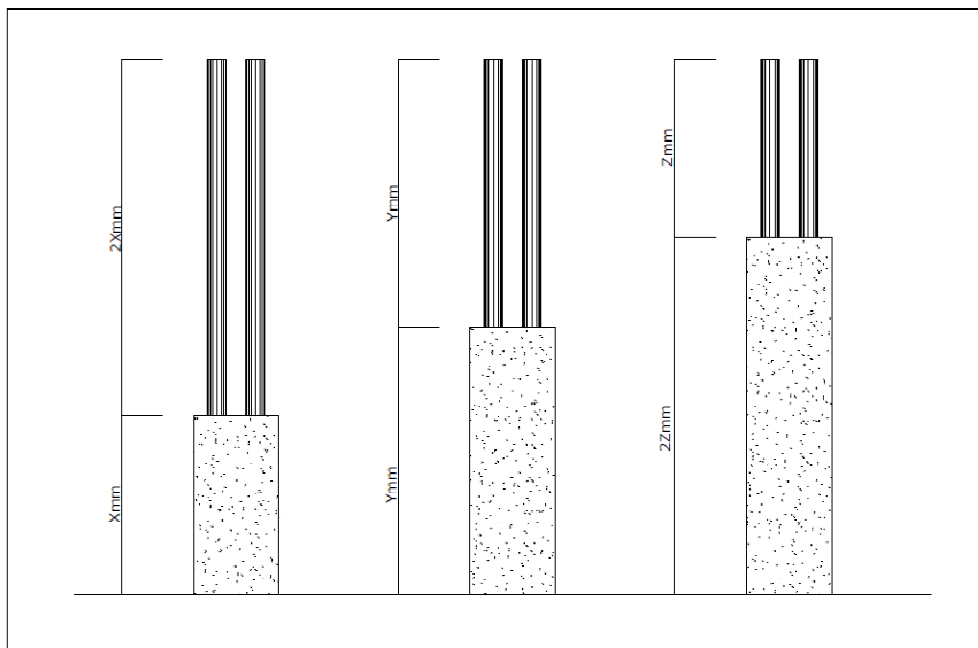


Figure 5.7: All the above options are acceptable

Eaves overhang shall be restricted to a maximum of 800 mm from the wall face and shall be decorative.

5.8 **Rainwater goods**

The disposal of rainwater onto the site shall be controlled to avoid damage to the site. The rainwater down pipes must be handled with care. The colour must blend in with the colour scheme of the house and can be in darker colours. Gutters and downpipes to be continuous.

6 **LANDSCAPING**

6.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the Estate and a paving and landscaping plan must be approved by the HOA. All pavements remain the property of the Estate however home owner's are encouraged to incorporate these areas into their stands and maintain them as their own.

- 6.2 The landscaping theme of the HOA is to encourage the use of indigenous and deciduous trees.
- 6.3 The use of hedgerows is recommended and the planting of trees and shrubs is encouraged where possible. Trees planted in the road reserve may not be removed and must be replaced where damaged.
- 6.4 All earth retaining walls of 1m in height or less must be constructed of dry pack stone approved by the HOA.
- 6.5 All properties bordering public / golf course or waterfront areas must improve and maintain these areas outside their properties to the HOA's satisfaction.
- 6.6 Astro turf (artificial grass) – may be used within the boundaries of a property only if a retention pond for storm water runoff has been designed and approved by an Engineer. No Astro turf or artificial grass may be used on the pavements.
- 6.7 Two 100mm diameter conduits for electrical connections to neighbouring stands must be supplied under all paved driveways in the pavement areas. These must be shown on the working drawings.
- 6.8 All pots and and other garden furniture or ornamentation to be approved by the HOA prior to erection.

7 PROHIBITED BUILDING MATERIAL

To allow for diversity and interest, a variety of individual architectural designs within the theme will be encouraged. The following building materials may however NOT be used:

- Unpainted plaster
- No precast concrete walls will be allowed and any face brick or plastered walls must be completed on both sides of the wall
- Unpainted reflective metal roof sheeting
- Wood panel fencing
- Thatch roof lapas (unless the house is a thatched roof house)
- Unpainted galvanised sheet metal flashing
- Wall mounted statues.
- Plastered fake stone finish

8 CONSTRUCTION ACTIVITIES

As the building within the Estate will be constructed over a considerable time period, the following guidelines have been formulated for the benefit of residents:

- 8.1 The building contractor has to be registered with the National Home Builders Registration Council and has to be registered and accredited by the HOA.

- 8.2 A registration certificate will be issued by the HOA to the contractor for 12 months and a new application will be necessary on an annual basis.
- 8.3 The HOA shall be entitled to refuse re-registration or cancel a registration of any contractor should the standard of work and adherence to these guidelines and/or security rules, and management/control of the employees of the contractor or any of its sub-contractors, not be to the satisfaction of the HOA.
- 8.4 All building materials are to be stored within the site boundary. No material is to be off-loaded, mixed or prepared on the road, road reserve, kerbs, pavements or adjacent property.
- 8.5 During building operations, the site must be screened off at all times on three sides with shade cloth of 1.8m high and kept neat throughout construction.
- 8.6 The contractor shall provide adequate facilities for rubbish disposal and ensure that the workmen use the facilities provided 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 may be allowed to blow off site.
- 8.7 No advertising or sub-contractors boards will be permitted. Only boards approved and purchased through the HOA for the owner's contractor/professional will be permitted.
- 8.8 No workmen will be permitted on site between the hours of 18h00 and 06h00 i.e. NO workmen are allowed on site overnight.
- 8.9 All contractors will be required to provide screened ablution facilities for the workmen and sub-contractors under their control. Toilets and changing facilities shall be suitably positioned and kept hygienic.
- 8.10 Fires for cooking, heating or other purposes will not be permitted, and contractors shall ensure approved alternative meal arrangements are made.
- 8.11 Construction activity will only be allowed between 06h00 and 18h00 Monday to Fridays. No construction activity is to take place on Public Holidays, Saturdays or Sundays, unless approved by the HOA.
- 8.12 Delivery routes and hours may be defined from time to time by the HOA and all contractors are to obtain these restrictions from the HOA. A separate entrance will be made for all construction vehicles and only that route will be used.
- 8.13 Fines will be levied from time to time by the HOA for contractors and delivery vehicles who spill material en-route, damage roadways and kerbs, stain tarmac and generally create nuisance within the Estate.

- 8.14 Only single unit delivery trucks may come into the development and also up to a maximum weight of 30 tons. No articulated trucks will be allowed to deliver any material on the site. In the unlikely instance where larger trucks need to come onto site, arrangements must be made with the HOA.
- 8.15 With the dams on the Estate, pollution and contamination of groundwater and run-off water is particularly sensitive. Special preventative controls must be taken, especially on waterfront sites, in the handling, disposal and cleaning up of paint, tile grout, tile adhesive, cement, rhinolite, chemicals, oil, fuel etc.
- 8.16 The HOA inspector will make a number of unannounced visits to the site during construction. The inspectors job is to check for any contraventions of the guidelines and the approved plans and to report this back to the HOA. The Inspector is not responsible for any contravening works, for giving any advice to the contractors or owners, for pointing out of stand pegs or municipal services, or any other works that fall within the contractor's scope of works.

9 GENERAL

- 9.1 It is recommended that the home owner or his architect discuss his concept with the HOA's Architect at an early stage.
- 9.2 No boreholes will be allowed.
- 9.3 The HOA will be responsible for the maintenance of the streets as well as the special street lights.

10 BUILDING PLAN SUBMISSION

Design drawings to be submitted in 2 stages in order to curtail expenses and speed up the approval process.

- 10.1 Two sets of paper prints of final sketch plans to be submitted to the HOA. After approval thereof, the owner is required to submit full building plans for approval by the HOA's Architect as well as by the Local Authority. The necessary municipal building application forms to be submitted with the working drawing submission.
- 10.2 For control purposes, the drawings for both stages to be submitted to:

Ebotse Golf and Country Estate Homeowners Association

Tel: 011 749 1620

Fax: 011 749 1630

The plans will then be submitted to Francois Marais Architects

NOTE: PLANS WILL BE APPROVED WITHIN 7 WORKING DAYS

10.3 The approval fees are as follows:

10.3.1 **Stage 1:** Sketch plans – R1200.00 per submission – fees updated on an annual basis or at the discretion of the HOA.

- 1:200 floor plans, sections & elevations
- The site contour plan to a 1:200 scale complete with 500mm contour survey, all indigenous trees, indicating all site works, paving and the exact siting of the buildings. A clear indication must be given of the exterior finishes and structure envisaged.
- Colour scheme and relevant swatches.

10.3.2 **Stage 2:** Building plan – plan approval fees of R2 600.00 per submission – fees updated on an annual basis or at the discretion of the HOA. (5 paper copies - 2 for the council ,1 of which is coloured, and 3 for the HOA for record purposes)

- Building plans to a minimum scale of 1:100 complete with floor plans, sections, elevations, site works and levels. Fenestration, roof tiles, decks and outside work to be clearly indicated.
- A detailed site plan showing the position of trees, screen walls and the buildings.
- All service installations i.e. water, sewer and electrical to be indicated.
- Sufficient structural details to be indicated, complete with the design of the engineers if required.
- Sufficient technical details as required in terms of the NHBRC and to the approval of the Local Authority.
- The application forms for approval of building plans by the Local Authority.
- Whatever technical detail may be required for approval by the Local Authority.
- It is the owner's architect's responsibility to submit the drawings to the Local Authority for approval once the approval of the committee has been obtained.
- Any relaxations given by the HOA are specific to that individual stand and do not automatically allow for a relaxation by the local council. Any relaxations given by the HOA must also be applied for at the Local Council for their consideration and neighbour's consent will be required for all building line and servitude relaxations.
- The approval of the design by the committee is in general terms and is subject to the approval by the Local Authority.
- Please note that it is the owners / architects responsibility to use the approved SG (Surveyor General) diagram only to set out the residence. The provided engineer's site plan is NOT a SG diagram.

NOTE: The plans will not be circulated or passed by the local authority unless the plans are signed and stamped by the HOA.

- 10.4 A Building Performance Deposit of R10 000 (Ten Thousand Rand) must also be submitted to the HOA's Architect and it will be held in trust (interest free) by the HOA's selected attorneys.
- 10.5 The deposit amount will be used in the event of a breach or 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.
- 10.6 The Building Performance Deposit shall be released subject to the submission to the HOA's Architect of a Local Authority's certificate of completion and occupancy and shall only be refunded within 14 days once all the above documents are correctly completed and submitted.
- 10.7 The Local Authority will not issue the Occupancy Certificate until such time as the HOA has issued the HOA Completion Certificate. The HOA reserves the right to prevent the occupation of any residence if the above is not fully adhered with.
- 10.8 All plans necessary for Local Authority approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the HOA. Plan approval fees for the Local Authority for the building is for the owner's own account.
- 10.9 The following items must be clearly shown on the plans:
- Contours – which are to be indicated on the site plan. Contours on the site plan are to correspond with elevations.
 - Area of dwelling including patios and outbuildings
 - Coverage (percentage)
 - Building lines
 - All external finishes including a colour specification (coloured in elevation & sample of paint as issued by the paint manufacturer)
 - Boundary wall/fence details including elevations
 - Drainage and how it is concealed
 - Layout of driveway
- 10.10 A signed copy of these guidelines (acknowledgement on page 18 of this document) by the owner of the erf is to be submitted.
- 10.11 Plan format: Council Submission Plans to be submitted to the HOA for approval, before they are submitted to the Local Authority, are to be in the following format:
- 10.11.1 A1 plans – folded into A4 size – no rolled up sets of plans, plans folded to A3 size or plans folded to A5 size, will be accepted.
- 10.11.2 2 sets of plans to be submitted for council purposes – Marked-up copies
- 10.11.3 3 set of plans – rendered – for record purposes to be retained by the HOA (to be

identical to the Council Submission Plans)

- 10.11.4 Plans will not be scrutinized if submission fees have not been paid.
- 10.11.5 Council Submission Plans will only be scrutinized if the receipt (or a copy of the receipt) of the submission of the sketch plans is presented i.e. sketch plan approval is compulsory. Without sketch plan approval, council submission approval will not be given by the HOA.
- 10.12. Any amendments to plans must be re-submitted as detailed above

PTO – 11. Acknowledgement

11 ACKNOWLEDGEMENT

The above document is fully understood and the contractor and owner undertake to comply with the content of this document and any further controls which may be instituted by the HOA or the Developer from time to time in the form of a written notification. It is the owner’s responsibility to ensure compliance by any sub-contractors employed by the contractor, and any suppliers to contractors, sub-contractors or owners.

Notwithstanding anything contained in these Architectural Design Guidelines it is recorded that the owner shall at all times be responsible for and answerable for the due compliance of the guidelines contained herein. The owner shall ensure that the members of his/her professional team and contractors employed by him/her to erect any improvements on his/her property shall duly comply with these guidelines. Approval of building plans by the HOA or any committee or persons in the terms of the delegated powers shall not release the owner of his obligation in terms thereof; it being recorded that the onus of due compliance shall at all times rest on the owner.

.....
SIGNATURE - OWNER

.....
Witness

.....
Name

.....
Erf No

.....
Date

.....
Township

Tel: Business

..... Residential

..... Cellular

..... Fax

..... Email