



**DOORNHOEK EQUESTRIAN ESTATE  
DESIGN GUIDELINES 2020**

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## 1. AMENDMENT OF DESIGN GUIDELINES

- 1.1. It is recorded that the company Doornhoek Equestrian Estate Home Owners' Association NPC (The "HOA") is governed by the Constitution of 2016 (hereinafter referred to as the "2016 Constitution") as read with the Memorandum and Articles of Association of the Company or the Memorandum of Incorporation of the Company.
- 1.2. The Design Guidelines of 2016 forms an integral part of the Constitution (hereinafter referred to as the "2016 Guide").
- 1.3. The following is provided in terms of paragraph 15.1 of the 2016 Constitution:  
*15.1. The Guide constitutes an integral part of this Constitution and for as long as the Developer is a Member the Guide may be amended, substituted, added to or repealed only at the instance of the Developer and, thereafter, by the Association.*
- 1.4. At the annual general meeting held on 25 July 2017, it was resolved by the Members by unanimous decision to amend the 2016 Constitution as well as the 2016 Guide, which amendments were approved by the Developer and became effective from 25 July 2017.
- 1.5. At various annual general meetings, it was resolved by the Members by unanimous decision to amend the 2017 Guide as provided for herein, which amendments were approved by the Developer.
- 1.6. The amendments in terms hereof may already be effective in terms of decisions made and will otherwise be effective from 15 September 2020.
- 1.7. In as far as any of the Members purchased their Erf or erven from the Developer and the 2009, 2016 or 2017 Guide was incorporated into the deeds of sale, the 2009, 2016 or 2017 Guide is hereby amended in terms of the provisions thereof.
- 1.8. NOW THEREFORE the 2017 Guide is hereby replaced with the provisions of this document known as the Doornhoek Equestrian Estate Home Owners' Association Design Guidelines 2020. Any reference herein or in the Constitution to the "Guide" shall refer to this document.

## 2. INTRODUCTION

This set of design guidelines controls the architectural and environmental identity of Doornhoek Equestrian Estate. It has been prepared by the developers and their professional team. The developers, HOA and controlling architects will ensure that the guidelines are complied with during the design and construction phases. The guidelines have been carefully developed so as to establish a timeless and collective architectural identity throughout the Estate. By selecting two different styles the developers try not to inhibit the individual's creativity and taste. The elements that form the essence of the style and the control of these elements are explained in this document.

The control elements are, amongst other things; the covering, pitch and color of the roofs, exterior paint colors; the street and environmental interfaces; the appearances of the windows and relationship between buildings. By controlling these elements, the full potential of Doornhoek Equestrian Estate will be realized as it is being developed, and will in turn, grow the investment that homeowners have made in their property.

### **3. CONTROLLING ARCHITECTS**

Such architect appointed by the Developer from time to time. (Herein referred to as the Controlling Architect)

### **4. CONTROLLING LANDSCAPE ARCHITECTS**

As will be appointed by the Developer.

### **5. GENERAL PRINCIPLES**

- 5.1. The Deed of Sale and or deed of transfer in terms whereof the erf was bought states that owners become members of the HOA which entails that owners must comply with the architectural and environmental controls when houses are designed and built.
- 5.2. Owners are encouraged to rather use the existing trees on the Erf as design opportunities, as opposed to seeing the trees as design inhibitors.
- 5.3. Construction of houses within the residential estate must commence and be completed within the periods as prescribed in terms of the Constitution.
- 5.4. The controlling architects will ensure that these guidelines are complied with during the design phase and conduct an inspection to ensure compliance of the building with the approved drawings prior to issue of an occupation certificate.
- 5.5. The controlling architects must approve any changes to building plans before these are finally submitted to the applicable Local Authority for approval.
- 5.6. The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate.
- 5.7. Any submissions, which deviate from these guidelines, shall be accompanied by a fully motivated waiver application. Where the controlling architect and the duly appointed HOA representatives feel that the waiver will promote good architecture and the interest

of the overall built environment they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications.

- 5.8. For purposes of this Guide, the word "dwelling", "project " or "building work" shall include all garages, paving, levelling and ground work.

## **6. PLANNING CONTROLS**

### **6.1. Density**

Only one dwelling per Erf is permitted except where noted otherwise by the developer and no further subdivision of any of the residential Erven by purchasers shall be allowed.

### **6.2. Height**

The buildings are limited to a height of 12m measured from natural ground level to apex of roof. The controlling architect will measure this according to the original site survey plan - which indicates the contour lines for the development and was drawn up by the land surveyor. Each plan submission is to include the existing and proposed contour levels of the site.

### **6.3. Coverage of Buildings**

The initial building, shall not be smaller than 200m<sup>2</sup> and this figure will exclude any garage. Patios, verandas, and pergola areas will be excluded from all coverage calculations. The total bulk coverage may not exceed 30% of the Erf size. The provisions of this clause shall only apply to full title stands.

### **6.4. Building Lines**

The center of the dwelling must be placed within 15 meters from the Erf pin. The pins position is measured with a GPS and may not be moved.

### **6.5. Driveways**

The driveway access to the road may not exceed 6m in width. Driveway materials are to be a combination of Smart stone (or similar) concrete cobble (charcoal colour) and gravel, or exposed gravel surface beds. (colour to be Brown, Sand, Grey or Tan).

### **6.6. Boundary Walls**

- 6.6.1. The fencing of the Erf will be erected by the HOA in a predetermined colour and style at the cost of the Owner. No one would be allowed to build their own fencing on the boundary of their Erf. It is recorded that the Developer may have paid for the fencing in the past, but due to the fact that it was the intention of the Developer that construction of the dwellings on the Erven would be completed within the prescribed building period and the Developer granted an extension to Owners. The Developer shall only pay for the fencing of the Owners that have commenced with construction as at the Effective Date of this Guide or that commence with construction within 60 (SIXTY) days from the effective date hereof, unless the deed of sale stipulates that the purchaser shall pay the costs. Any future fencing and fencing agreed to in a deed of sale shall be paid by the Owner.
- 6.6.2. As referred to in clause 6.6.1, no one would be allowed to build their own fencing. Any electric fencing that is higher than the fence as erected by the Developer or the HOA needs to be approved by the Developer and the HOA prior to the erection thereof. The Aesthetics Committee shall be entitled to prescribe guidelines in respect of fences.
- 6.6.3. No solid wall structure or fence is allowed on the street facade of the dwelling.
- 6.6.4. In certain cases, screen walls between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls have to be approved by the HOA, with the proviso that no screen wall may be closer than 20m to the side or rear boundaries.
- 6.6.5. A 40% (FORTY PERCENT) density shade cloth must be used for the fence around the building site.
- 6.6.6. Any fencing that was not erected with the consent of the Developer and the HOA and / or does not comply with the provisions of this Guide, will be removed by the owner at the request of the HOA or alternatively the HOA shall be entitled to remove the fence or the portion that does not comply.

## **6.7. Water's Edge**

See item 10.7 under landscape controls for the setbacks and specific controls applicable to erf boundaries adjacent to water bodies.

## **6.8. Telephone and Data Requirement**

In the discretion of the Board of Directors, the whole development will be a Wi-Fi or a similar approved, hotspot. The cost to maintain this service will form part of the monthly levy.

## **7. ARCHITECTURAL ELEMENTS AND MATERIALS**

### **7.1. Roofs**

7.1.1. The following roof finishes are permitted:

7.1.1.1. Cover land or equivalent through colour concrete roof tile in the Elite profile (flat tile). Colours limited to black or dark grey;

7.1.1.2. Natural slate - the color must be specified and samples or illustrations provided for any proposed blend;

7.1.1.3. Everite roofing slates in black or dark grey;

7.1.1.4. Corrugated iron sheets with "Chromadek" finish in Dove Grey Code N13639 or Dark Dolphin Code N13030 (Grey);

7.1.1.5. Concrete flat roofs.

7.1.2. The following roof finishes are specifically prohibited:

7.1.2.1. Thatch;

7.1.2.2. Metal roof tiles;

7.1.2.3. Profiled roof tiles.

7.1.3. It is suggested that all rainwater fixtures which are exposed be painted to match building.

7.1.4. Permitted roof pitches are either between 30 and 45 degrees for main roof structure and secondary roofs no more than 10 degrees.

### **7.2. Walls and columns**

7.2.1. The following wall finishes are permitted.

7.2.1.1. Smooth plaster and paint. (colour to approved Doornhoek Equestrian Estate guideline)

7.2.1.2. Integral colored rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved Doornhoek Equestrian Estate palette.

7.2.2. Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

7.2.3. The approved Doornhoek Equestrian Estate colour palette is white with any single accent colour chosen from:

7.2.3.1. Plascon E31-2 (Train smoke), E31-2 (Banshee), E31-4 (Foil), E31-5 (Foggy road), E31-6 (Stainless), Dulux Rum Caramel 6 RN7, Plascon DC37 (Serious 37), Plascon DC38 (Silver 38);

7.2.3.2. Note that before any accent colour is applied an elevation indicating the extent of the application and the colour to be used

- is to be approved by the HOA;
- 7.2.3.3. The single accent colour would only be allowed on the Shutters, Balustrades and Columns of the house;
  - 7.2.3.4. The facial boards can be painted in the same single accent colour as the Shutters, Balustrades and Columns;
  - 7.2.3.5. No main structures / walls may be in an accent colour.
- 7.2.4. The bricks up to floor level can be kept plastered and be painted in one of the prescribed accent colors as stipulated in clause 8.2.3.1. Alternatively, a black or grey face brick can be used instead.
- 7.2.5. All screen walls to be the same finish as the main structure. Pillars or round columns will be permitted as part of the "Plantation Style" or "Colonial Style" and may be erected at the main entrance of the dwelling only. These pillars or columns will be non-detailed and be smoothly plastered without any curves or curls.

### **7.3. Windows, Shutters and Doors**

- 7.3.1. Only the following materials are permitted:
- 7.3.1.1. Timber (hardwood such as meranti) - natural (oil or varnish);
  - 7.3.1.2. Timber (hardwood such as meranti) - painted in approved Doornhoek Equestrian Estate colour palette;
  - 7.3.1.3. Wood-look aluminum frame.
  - 7.3.1.4. Black aluminium; and
  - 7.3.1.5. White aluminium.
- 7.3.2. Window frames to be in accordance with "A C WINDOWS" VERTICAL SLIDING SASH – OR MOCK VERTICAL SLIDING SASH RANGES.
- 7.3.3. In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms.
- 7.3.4. Garage doors could only be roll over type with a simple horizontal pattern of the following:
- 7.3.4.1. Hardwood (meranti); or
  - 7.3.4.2. Aluminum with an Old Oak finish.

## **8. GENERAL DESIGN GUIDELINES AND RESTRICTIONS**

- 8.1. All plans not prepared by the Project Architect must be done by a Registered Professional Architect in the "PLANTATION" style and "COLONIAL style" as prescribed by the HOA and submitted to the HOA for checking by the controlling architects and

approved by the Doornhoek Equestrian Estate HOA. Only after this 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. The decision of the HOA in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications.

- 8.2. The privacy and views of surrounding properties should be considered as a premium by the Estate Architect when approving the plans.
- 8.3. Staff accommodation should not be closer to the street than the main building and should be integrated into the overall design.
- 8.4. Staff accommodation and kitchen areas should open onto screened yards or patios.
- 8.5. 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 carports will be permitted. Yard and screen walls should be similar to the basic materials and colours of the building and comply with item 7.4 and 7.6.
- 8.6. It is recorded that all structures need to be approved. Separate garden sheds, braai areas, Wendy houses, green houses, dog kennels and covered facilities for caravans, boats or trailers will not be allowed, all must form part of main structure.
- 8.7. Shade netting will not be allowed.
- 8.8. Solar heating panels, if used, should be incorporated into the building and form part of the basic structure as far as possible and should be clearly shown on the approval drawings, it should not be visible from the street.
- 8.9. TV aerials, satellite dishes and other exterior items must form part of, and be placed within, the basic structure and are to be clearly shown on the approval drawings.
- 8.10. All exposed plumbing and washing lines should be fully screened and not be visible from the street elevations and other elevations onto adjoining properties including green area. Specific provision is to be made for a drying yard, which is to be marked on the drawing.
- 8.11. No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 8.12. 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.
- 8.13. The use of drones on the Estate is prohibited. Building projects can be monitored with a drone by the owner of the property, subject to the conditions that written permission must be obtained from the Estate manager in advanced every time that the owner wants to use his drone for surveillance purposes during the construction period. There will be fixed time slots prescribed from time to time in which the Estate Manager may provide permission to use a drone for surveillance purposes.

## 9. LANDSCAPE DESIGN GUIDELINES

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on nature, open space and style that will be unique to Doornhoek Equestrian Estate. It will also create sensitivity and harmony between the development and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimize possible negative impacts whilst at the same time establish a new, dynamic and elegant character to the Estate.

In order to control the general landscape development on private property to be a continuation of the landscape design of public spaces as will be established by the developer, the following set of guidelines will apply to every Erf. The integrity of the Open Spaces can only be achieved through the successful integration of the landscape and the architectural components.

### 9.1. Preservation of Existing Trees

The development will at all cost, preserve as many as possible of the existing trees, even though they may be exotic species. This will minimize visual impacts and preserve the value and character of Doornhoek Equestrian Estate. A maximum area consisting of the construction footprint plus an additional "buffer" of maximum 2.5m wide beyond the footprint can be cleared for construction. Any tree outside this area must be preserved unless it can be proven that a tree might be unstable and can cause a potential danger by falling over. This 2.5m wide "buffer" is not permitted to encroach onto the Erf's building lines. Any tree outside the building line area will automatically be preserved, except those trees that need to be removed for building a screening wall. In such instances, written approval is required from the Doornhoek Equestrian Estate HOA prior to any tree/s being removed or pruned. In order to control and minimize the area of tree clearing on individual Erven the following guidelines will apply:

- 9.1.1. The principle will be that a maximum area consisting of the house footprint area plus an additional area of maximum 2.5m wide beyond the footprint may be cleared for construction.
- 9.1.2. Any tree outside this area must be preserved at all costs unless it can be proven that a tree might be unstable and is cause to a potential danger for falling over.
- 9.1.3. The 2.5m wide zone is not permitted to encroach into the building line area.
- 9.1.4. Apart from trees that need to be cleared for purposes of the building footprint, any other trees within the building line area must be preserved.
- 9.1.5. Trees within driveway, patio and pool areas can only be cleared within an area equal to the minimum dimensions of the structure plus maximum 1m on either side (2m in the case of a swimming pool).
- 9.1.6. Any trees removed without prior written approval from the Doornhoek Equestrian

Estate Home Owners association will subject the Erf owner to a fine as laid down in the Environmental Management Plan.

## **9.2. Plant Species**

The character of Doornhoek Equestrian Estate constitutes not only in the existing environmental attributes but also by the architectural style as well as the specific landscape architecture to be introduced. For this purpose, the use of plant species on private property will be controlled as follows:

- 9.2.1. The establishment of a plant community as per the plant palette is encouraged throughout Doornhoek Equestrian Estate.
- 9.2.2. No invader species as promulgated by law may be introduced.
- 9.2.3. The planting of Indigenous trees would be strongly supported by the developers. An active program to introduce specific indigenous trees in the Estate will be initiated by the developer.
- 9.2.4. Plant species on private property are to enhance and integrate the character of the adjoining street and or open space landscape.

## **9.3. Landscape Design**

The integration of the landscape design of open spaces and street reserves with that of private property is encouraged. The following measures are to be applied in the landscape design of each erf:

- 9.3.1. Homeowners are encouraged to enhance and to keep within the framework of species and the landscape character of the public landscape adjoining an Erf.
- 9.3.2. The streetscapes in the Estate shall conform to the Landscape Master Plan as drawn up by the Project Landscape Architect. However, should a Erf Owner wish to establish any detailed planting except grass on a sidewalk immediately adjacent to his Erf and other than that which may have been provided by the Developer, the Erf Owner may submit detailed plans to the Doornhoek Equestrian Estate HOA for consideration and written approval where after the planting may be installed to the terms of the approval. Developer will focus on the Main Entrance, the Equestrian Club and Recreational area and the open spaces around the dams. The Estate Irrigation System may not be tampered with or altered other than as approved by the Estate Manager.

## **9.4. Communal Open Space Integration**

No free-Erfing structures will be allowed in this zone, except the fence designed and

erected by the developer.

## **9.5. Streetscape Integration**

Appropriate landscape design on private property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- 9.5.1. No buildings, walls or structures will be allowed in this zone, except entrance gates. The building plans have to be approved by the controlling architect and the Doornhoek Equestrian Estate HOA before the Erf Owner can commence building to the terms of the approval.
- 9.5.2. only natural grass will be allowed along the boundary line facing the street.

## **9.6. Driveways and Paving**

Every Erf owner will be responsible for the construction of a driveway from the street kerb to the garage according to the following specification.

- 9.6.1. Driveways are to be maximum 5m wide for the length of the road reserve and the 3m building line.
- 9.6.2. Driveway materials are to be a combination of Smart stone products (or similar) concrete cobbles, flagstones, piazza pavers and Corobrik (or similar) clay bricks. Gravel may be used but must be framed with clay bricks or cobbles. Gravel may not be used in the road reserve or building line portion.
- 9.6.3. Walkways in the road reserve, by the Developer take preference and may not be removed and are to be incorporated in the driveway paving.
- 9.6.4. No half bricks, cast pattern impregnated concrete paving etc., will be allowed, provided that grey interlock paving may be approved.

## **9.7. Erven Bounding on Water Bodies**

The embankments of erven on the Estate bounding on water bodies within the controlled zone wherein development by Erf owners is permitted within the following guideline: Erf Owners are required to comply with the minimum requirements insofar as placing of structures as laid down by the Developers Engineer. Erf Owners are advised to take cognizance of installations as they progress within the building period so as to integrate these into their proposed development. It is also recommended that Erf Owners together with their architects and landscape architects meet with the Aesthetics Committee during scheduled meetings to discuss their proposed development prior to submitting plans for approval.

## **10. CONDUCT RULES FOR CONSTRUCTION ACTIVITIES**

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

### **10.1. Submission**

All changes to plans must be prepared by a Registered Architect and submitted to the HOA for approval by the Doornhoek Equestrian Estate HOA or its designated committee. Only after this approval has been obtained in writing can the plans be submitted to the local authority. After approval by the local authority the building project must be approved by the HOA. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities and that the building project is approved prior to construction.

### **10.2. Contractors Labour**

10.2.1. Labor must be an employee of the contractor and only under limited circumstances will casual labor be allowed on site. This shall be at the sole discretion of the HOA.

10.2.2. All laborers 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.

### **10.3. Discipline**

10.3.1. The contractor is responsible for the discipline of his labor, sub-contract labor and delivery personnel on site.

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

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

10.3.4. 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 contravening this rule will attract a spot fine, be liable for instant removal from the site and liable for damages sustained.

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

10.3.6. Any dispute between the contractor and his employees must be settled outside the boundaries of the Estate.

10.3.7. 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.

- 10.3.8. 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. Should the contractor not conform to this, the owner of the erf will be liable for such damages.

#### **10.4. Housekeeping and Tidiness**

- 10.4.1. 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.
- 10.4.2. No building materials, concrete, dagga, cement or such may be temporally stored, or mixed or prepared on any of the roadways and pavements.
- 10.4.3. Materials that are off loaded by a supplier or 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.
- 10.4.4. The Contractor is to ensure that the roads and the vicinity of this house site is always kept neat and tidy, including materials or mud or spoil being driven or dropped onto the road or sidewalk.
- 10.4.5. 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.
- 10.4.6. Accumulation of hardcore for fill shall be neatly piled. With the HOA consent on-site disposal dump or spoil zones may be arranged.
- 10.4.7. With the dams and water features on the Estate, as well as the adjoining stream, 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.
- 10.4.8. 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.

- 10.4.9. The Contractor shall provide approved portable chemical toilets facilities for the workers. Adjacent construction sites may share toilets as approved by the HOA. Toilets and changing facilities shall be suitably positioned and screened with shades shade cloth or canvas and kept hygienic.
- 10.4.10. All building work including the worker's toilet, site office and materials shed, shall, before building work commences, be enclosed by green shade cloth or canvass 1,8 metres high, with an entrance to the street front only. This enclosure shall remain intact until date of issue by the architect of the occupation certificate. All workers shall remain inside this enclosure during working hours and be transported by the contractor from the erf entrance to the to the main gate. No workers will be allowed outside the enclosure or in the streets of the estate.
- 10.4.11. 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 HOA and needs to be erected before any construction is to take place.
- 10.4.12. No Contractors, sub-contractors or suppliers' boards of any kind will be allowed.
- 10.4.13. Construction materials may only be delivered to the house site on an as-needs daily basis for installation by the latest the Friday of the week, and surplus materials must not be allowed to visibly accumulate on the house site.
- 10.4.14. The certificate of completion by the HOA includes 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 HOA.
- 10.4.15. Contractor vehicles shall not be parked or left in the road, and a screened designated parking area shall be arranged with the HOA

## **10.5. Contractors yards, Storage and Offices**

- 10.5.1. Allocated areas, as authorized by the HOA, will be granted to accredited Contractors for their operational use.
- 10.5.2. 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 site, if no alternative can be found.
- 10.5.3. Access to the site only through the driveway and the landscaping zone fenced of. Parking is only allowed on site.
- 10.5.4. The appearance, management, servicing and qualification for these facilities will be reviewed by the HOA and negotiated on an as-need basis.

## **10.6. General**

- 10.6.1. The speed limit is 40 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.
- 10.6.2. Noise and dust reduction are 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.
- 10.6.3. Contractors are expected to conduct their operation in a reasonable and co-operative manner. Should the HOA have any concern with the conduct of the contractor, his sub-contractor or his suppliers and any of their employees, the HOA 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.
- 10.6.4. A copy of the approved building plan is to be kept on site at all times so as is to be available for inspection by the Estate Manager, members of the Doornhoek Equestrian Estate HOA and the controlling architects.

## **10.7. Construction Hours and Deliveries**

- 10.7.1. Construction work is limited to 07h00 to 18h00 Monday through Friday and Saturday from 07h30 to 13h00. No work is permitted Sundays or public holidays.
- 10.7.2. No construction work will be permitted for three weeks from around the 16th of December without the consent of the HOA. The actual dates to be confirmed annually according to the yearly calendar.
- 10.7.3. Deliveries to site may only take place from 07h00 to 17h00 on weekdays.

## **11. BUILDING PLAN SUBMISSION AND BUILDING INSPECTION**

The following, as well as the provisions of the Constitution, must be adhered to before building plans are approved and building operations will be considered for inspection:

### **11.1. Plan Approval Procedures & Fees**

- 11.1.1. All building plans must be submitted to the Managing Agent for scrutiny by the Aesthetics Committee and the Controlling Architect of the HOA for approval. On submission of drawings a Plan Scrutiny fee, Building Deposit and Builders Board Fee are payable to the HOA as per clause 11.2.
- 11.1.2. It is agreed that:

- 11.1.2.1. Vic Osmer is permitted to continue to draw plans for the owners of the Estate, but these plans must be signed off by the Controlling Architect;
- 11.1.2.2. Draftsmen approved by the HOA can draw plans subject to the condition that they get scrutinized and signed off by the Controlling Architect. The owner will be liable for the costs incurred by the Controlling Architect and which costs will also be determined by the Controlling Architect.
- 11.1.3. All plans necessary for Municipal approval must be submitted together with the fully completed prescribed checklist and an extra rendered paper copy to be kept for record purposes by the HOA. Approved drawings will be stamped by the Aesthetics Committee, or such person designated by the Board, and made available for collection by the designers for submission to the Municipality after the Controlling Architect has completed the checklist and confirmed in writing to the Aesthetics Committee that the plans are in order. All Municipal fees are for the owners account.
- 11.1.4. The following items must be clearly shown on the plans:
  - 11.1.4.1. Erf boundaries, area of dwelling, including patios and outbuildings
  - 11.1.4.2. Coverage (%) and height above original natural ground level
  - 11.1.4.3. Building lines, ETZ's specific trees or clumps of trees that need to be retained as specified in the guidelines
  - 11.1.4.4. All external finishes, including a color specification
  - 11.1.4.5. Drainage and how it is concealed, as well as the sewer connection
  - 11.1.4.6. Layout of driveway
  - 11.1.4.7. External lighting plan.
- 11.1.5. A copy of the checklist for design guidelines is to be signed by the owner and submitted with the drawings.
- 11.1.6. After approval by the Aesthetics Committee, the plans shall be submitted to the Local Authority for approval at the cost of the Owner;
- 11.1.7. After the approval of the plans by the Local Authority, the approved building plans will be handed to the Managing Agent for approval of the building project by the Aesthetics Committee, together with the following documents:
  - 11.1.7.1. In the event of a building loan from a commercial bank or other financial institution being utilised by the Owner to build the dwelling:
    - a. Copy of the Contractors registration certificate with the NHBRC
    - b. Copy of the NHBRC Enrolment Certificate in respect of the building project

- c. Copy of the building contract entered into between the Owner and the Contractor
  - d. Copy of the letter of approval of the building loan from the bank or other financial institution
  - e. A mandate document authorising the HOA to purchase the Erf or to sell the erf on the Member's behalf in the event of breach by the Member
  - f. Payment to the Association for the sum payable as determined from time to time in respect of the Architect's scrutiny - and inspection fees
  - g. Building deposit as specified from time to time
- Such other proof or documents as the Board of Directors may require.

11.1.7.2. In the event of the owner completing the dwelling from cash funds available:

- a. Copy of the Contractor's registration certificate with the NHBRC;
- b. Copy of the NHBRC Enrolment certificate in respect of the project;
- c. Copy of the building contract entered into between the Owner and the Contractor;
- d. Original letter of guarantee and confirmation by a commercial bank or other financial institution in the format specified by the Board of Directors;
- e. A mandate document authorising the HOA to purchase the Erf or to sell the erf on the Member's behalf in the event of breach by the Member;
- f. Payment to the Association for the sum payable as determined from time to time in respect of the Architects scrutiny - and inspection fees;
- g. Building deposit as specified from time to time;
- h. Such other proof or documents as the Board of Directors may require.

11.1.8. The Board of Directors shall be entitled to waive any of the documents in its absolute own discretion.

11.1.9. The Aesthetics Committee of the HOA will sit every two weeks or as determined from time to time to consider the plans and documents submitted.

11.1.10. Only once the building project has been approved shall the Member be entitled to commence with construction on the Erf.

11.1.11. Inspection by the HOA. The HOA may carry out site inspections during construction: The controlling architect may inspect the works at any stage of construction and may request any reasonable alterations and/or additions to ensure that the general design guidelines as intended for the development are implemented.

11.1.12. Should any owner raise a dispute or have any complaints in respect of the plans or construction of any other owner, such dispute shall be referred to the Controlling Architect, provided that the owner raising the dispute shall be liable for the fee payable to the Controlling Architect to resolve the dispute. If such dispute cannot be resolved the matter will be referred to the Board.

## **11.2. Fees and penalties Payable**

The following fees and penalties shall be payable in respect of construction of an Erf, which fees and penalties shall be determined by the Board of Directors from time to time by resolution, provided that while the Developer is a Member such resolutions shall require the approval of the Developer:

### **11.2.1. Plan Scrutiny and Inspection fees**

This fee is only applicable for reviewing the building plans in a case where changes have been made and is payable to the controlling architects with the plan submission. The inspection fees are payable in respect of the inspections that are to be made by the architect or the representative of the HOA.

### **11.2.2. Builders Board**

No advertising will be allowed on the building sites. The HOA will provide every site with a standard builder's board in keeping with the image of the estate.

### **11.2.3. Advertising Board**

Owners will not be permitted to put up a private "For Sale" board at their stands for the purpose of advertising the property. The De Rust Developer is permitted to erect an advertising board at the front entrance on the right-hand side coming into the complex. The structure of the advertising board will be behind the perimeter wall.

### **11.2.4. Building Deposit**

The deposit, which is to be paid to the HOA, will be used in event there is 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 levies, penalties or spot fines. This deposit will not be refunded but will be credited to

the Member's levy account on completion of the house and only when all obligations towards the HOA have been met.

**11.2.5. Building Control Fee**

This fee is payable monthly for the duration of the construction period of the house and is for general administration, any inspections required by the HOA, general inspection of building sites to ensure they are kept clean and neat and the management of labor movement.

**11.2.6. Building Non-compliance**

In the event of non-compliance of the building rules by the contractor, the Estate Manager will notify the Owner and the contractors of such non-compliance in writing. Failing to rectify the non-compliance within the prescribed period, the Estate Manager will have the right to refuse the contractor access to the Estate until such time as the non-compliance has been resolved to the satisfactory of the Estate Manager.

**11.2.7. Road Maintenance Fee**

During the construction phase delivery trucks will inevitably damage the roads and kerbs. This contribution will be utilized to repair the damage to the roads once construction has been completed. This fee is payable monthly for the duration of the construction period of the house.

**11.2.8. Electricity connection fee**

As soon as a Member requires electricity on an Erf, an electricity connection fee shall be payable by the Member to the Association.

**11.2.9. Penalty for untidiness**

A penalty shall be payable by a Member in the event that the site is not kept clean and tidy during building operations as provided for in this Guide.

**11.3. Erf boundaries**

It remains the Member's responsibility to correctly identify the stand perimeter (pegs). Any cost to this effect will be for the Member's account.

**11.4. Occupation**

Occupation of the premises will only be allowed after the homeowner has produced an occupation certificate from the Municipality (Remember that the council will not process the application for the occupation certificate unless it is accompanied by the 'Approval for

occupation certificate' which is issued by the HOA).

#### **11.5. Extensions**

No extensions will be given if an uncompleted project is purchased. The owner must complete the project within the allowed 12 (TWELVE) months after the date of registration. A maximum of 6 (SIX) months extension will be granted for the first-time builders, provided that the building operations are continuant. Any extensions shall be in the discretion of the Board.