

# Hoedspruit Wildlife Estate

Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

## **BUILDING AND ARCHITECTURAL RULES**

### Contents

1	INTRODUCTION .....	2
2	TOWN PLANNING CONTROLS .....	3
3	TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS ADJACENT STANDS AND SCREEN WALLS: .....	4
4	SWIMMING POOLS .....	6
5	PROHIBITED BUILDING MATERIALS: .....	6
6	MISCELLANEOUS ARCHITECTURAL GUIDELINES:.....	7
7	ARCHITECTURAL GUIDELINES: .....	11
8	PROCEDURE FOR THE APPROVAL OF BUILDING PLANS: .....	16
9	ALTERATIONS OR ADDITIONS: .....	22
10	PENALTIES: .....	22
	Schedule A: Conditions with regard to building contractor activity:.....	23

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

## 1 INTRODUCTION

- 1.1 These Building and Architectural Rules (“the/these Rules”) do not apply within the development known as The Village at Hoedspruit Wildlife Estate. It is advised to get clarity should there be any form of uncertainty regarding these Rules from Hoedspruit Wildlife Estate NPC (“the Association”) prior to commencement, to avoid unnecessary transgressions.
- 1.2 These Rules set out for Members, builders and developers, the design criteria they will have to comply with if they wish to build at Hoedspruit Wildlife Estate, Hoedspruit Extension 6 Township (“the Estate”). The Rules have been developed to preserve, protect and maintain the unique environmental and physical attributes of the Estate rather than to hamper the development.
- 1.3 The function of the Association is to ensure that the character and quality of the Estate is maintained, thereby protecting the value of individual homes as well as the environment. Development within the Estate must conform to the fundamental intention of establishing an environment that is in harmony with the nature in and surrounding the property. It is not the intention to unreasonably restrict building design. Compliance with the Rules must be a condition of each agreement of sale of a Portion in the Estate and will be enforced by the Association. The Association shall, in addition to any other remedy, such as repair or removal of the infringement, be entitled to impose fines including, inter alia, for deviations from approved building plans. Members shall be responsible for breaches these Rules by their contractors, including the conditions for building contractor activities set out in schedule A hereto.
- 1.4 The board of directors of the Association (“the Board”) is empowered to exercise all of the powers of the functions of the Association and can delegate these powers and functions to the estate manager of the Association (“the Estate Manager”). Accordingly, where reference in these Rules is made to any approval, consent or other act by the Association, the Board is empowered to grant such approval or consent or carry out such other act on behalf of the Association unless specific reference is made to the approval of Members being required.
- 1.5 In these Rules, reference to the singular shall include the plural and vice versa, reference to one gender shall include the other gender and reference to natural persons

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

shall include juristic persons. These Rules shall be subject to amendment from time to time in accordance with the memorandum of incorporation of the Association (“the MOI”). Transgressions of these Rules will be fined in accordance with the Schedule of Charges and Penalties of the Association.

## **2 TOWN PLANNING CONTROLS**

### **2.1 General**

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

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

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

Every effort will be made to ensure that high standards are observed by all Members. A stamp of approval of building plans from the Association must be obtained prior to submission for approval to the Maruleng Local Municipality (“the Local Authority”).

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

### **2.2 Time Limit for Construction**

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

- 2.2.1 Construction must commence no less than 9 (nine) months after date of approval of the plans by the Local Authority. In order to reduce inconvenience to neighbours and to prevent unsightliness, construction should, once commenced, proceed without lengthy interruptions, and must be completed within one year (twelve months) from commencement.
- 2.2.2 In the event of an interruption in construction of 30 days, the Association will instruct the Member, in writing, to remove all builder's rubble, refuse, unsightly building material, contractor's toilet, etc., from the site at the Member's expense within 30 days of date of notification. In the event that the Member fails to clear the site as directed by the due date, the Association will clear the site and the builder's deposit prescribed by the Association will be forfeited to the Association.
- 2.2.3 In the event that the Member recommences with construction after the builder's deposit has been forfeited, the Member will be required to Pay a new builder's deposit to the Association.
- 2.2.4 A phased design may be permitted by the the Association and handled in such a way that the end of each phase must be aesthetically acceptable to the the Association.
- 2.2.5 Any deviation from the time limits in clause 2.2.1 above will be subject to penalties calculated on a monthly basis according to tariffs determined by the Board of the the Association and will increase every 3 months.

### **3 TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS ADJACENT STANDS AND SCREEN WALLS:**

- 3.1 The Member must obtain an approved site number to be displayed at the entrance of the road once the entrance to the site has been demarcated – height 90cm to the top of the number on a wooden termite treated gum-pole. These numbers are available at Splinters, Hoedspruit and are standardised. No deviation will be accepted.
- 3.2 Perimeter fencing/walling of 1/3 of the boundaries of a stand will be allowed. The boundaries to a stand are generally accepted as five metres inside boundary marcation site pegs parallel to the main road, and two metres from the sides and back of the stand.

# Hoedspruit Wildlife Estate

Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

- 3.3 The natural environment must be left untouched, except for that area designated by the the Association for the erection of the buildings on the stand and garden purposes. This area may not exceed 2000 square metres (approximately a 25m radius). Even on this area, the environment must be disturbed as little as possible. Landscaping or gardening to site entrances closer to 5 metres from the road verge will not be allowed. The purpose hereof is to impose as little as possible on the natural habitat of the game and create the feeling of “being in the bush” as opposed to city living.
- 3.4 Therefore no trees, bush, grass or any other natural growth must be disturbed or removed without the written approval of the the Association as this also serves as natural screening of buildings from the roads and buildings on adjacent stands.
- 3.5 If solid walling is required to enhance the privacy of certain parts of the stand (for example, to screen the swimming pool from the road or adjacent stands), then such walling shall not exceed 2.1 metres high, and not extend for more that 50% of its length as a continuous line parallel to the road boundary. If a solid wall is unavoidable, a stepped-back or articulated wall is acceptable. This will however only be allowed on the area designated by the Association for the erection of buildings not exceeding 2000 square metres.
- 3.6 All garden walls and fencing with regards to both material and dimensions, as well as gardens and features at driveway entrances of what ever kind, will not be allowed without prior written approval of the Association’s Aesthetics Committee.
- 3.7 All TV and DSTV antennas must be concealed. The position, size and siting of satellite dishes must be approved by the Association.
- 3.8 Lean-to and temporary carports will not be allowed.
- 3.9 Roofing materials for flat roof patios, carports and outbuildings must be approved by the Aesthetics Committee.
- 3.10 No shade cloth or corrugated iron metal sheeting will be allowed.
- 3.11 No wendy houses or other temporary structures may be erected.

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

- 3.12 Water tanks may not be elevated and must be screened off by a “lathe” type fence or solid brick wall and may not be placed further than 5 metres from the main building, at the back of the dwelling not facing the road. It must not be unsightly to the neighbours.

### **4 SWIMMING POOLS**

- 4.1 No swimming pool larger than 40 (forty) cubic metres will be allowed.
- 4.2 The design of the swimming pool must be such that any wild animal falling into the pool will be able to easily find its way out of the pool.
- 4.3 The detailed design of the swimming pool must be lodged with the Association for approval in writing prior to construction thereof.
- 4.4 No swimming pool water may be pumped or backwashed onto the surface but must be deposited into an open French drain system, made of natural stone, to prevent soil erosion. Such a French drain system shall be as prescribed by the Association. Backwash pipes are to be concealed and may not be left visible on the ground surface.

### **5 PROHIBITED BUILDING MATERIALS:**

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

- 5.1 Unpainted plaster;
- 5.2 Unpainted or reflective metal sheeting, geysers must be painted the same colours of the house or screened off by a “lathe” cover;
- 5.3 Pre-Cast concrete walls;
- 5.4 Razor wire, security spikes or similar features;
- 5.5 Lean-to, metal roof or temporary carports or patent type shade netting structures;
- 5.6 The approval of the Association must be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors;

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

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

## **6 MISCELLANEOUS ARCHITECTURAL GUIDELINES:**

- 6.1 The general style prescribed is a farm or lodge type design with natural look and natural outside finishings and colours.
- 6.2 As regards roof covering: thatch, cement roof tiles, Harvey tiles or chromadek will be permitted with a maximum roof pitch of 45 degrees for thatch and not more than 25 degrees for other types of roof covering will be permitted. A mixture or combination of different roof coverings at the same residence will not be permitted. As regards roof colours: charcoal gray or brown-red for cement and Harvey tiles and Dolphin gray or brown-red for Chromadeck. Other roof designs, such as flat roofs or roof colours, may be considered by the Association, only if approved by the Aesthetic Committee.
- 6.3 A plinth of at the most 600mm from the ground built with, natural stone or cladding, or other features built in natural stone will be allowed and encouraged, on external walls of the building, limited to not more than a total of 5% of the entire external walling of a house.
- 6.4 Plaster on external walls should be rough cast and coloured only in colours approved by the the Association.
- 6.5 Details of the design of parapets, fascias, capping eaves, roof trim, guttering and roofing materials in general must be specified on plan for approval by the Association.
- 6.6 All external finishes and colours must be specified on plan. A list of approved colours may be obtained from the Association.
- 6.7 Awnings, TV aerials and other items, which do not form part of the basic structure must be clearly shown and annotated on drawings.
- 6.8 Solar heating panels, if used, must be incorporated into the buildings to form part of the basic structure and must be clearly shown and annotated on drawings.

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

- 6.9 Outbuildings and additions must match the original design and style of the original house plan.
- 6.10 Staff accommodation and kitchens must open onto screened yards or patios.
- 6.11 External screen walling shall not exceed 2,1m (two comma one metres) in height, shall be finished on both sides, and shall be either CCA treated and stained lathe on a plinth or brick walling.
- 6.12 No staff accommodations may be nearer to the road than the main dwelling unless contained under the same roof or integrated into the total design.
- 6.13 The privacy of surrounding properties must be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" (for example, the swimming pool) of adjacent dwellings. Furthermore the placing of the buildings on the stand will be done in conjunction with the Association. If agreement cannot be reached, the decision of the Association will be final.
- 6.14 All exposed plumbing, refuse bins and washing lines must be fully screened from the roads or adjoining properties.
- 6.15 All external security gates and burglar fencing will have to be approved by the Association.
- 6.16 The floor space of all dwellings must exceed 120 square metres exclusive of lapas, undercover garages or parking but including undercover patios.
- 6.17 No dwelling shall provide sleeping facilities for more than 14 (fourteen) people (including staff accommodation, which will not provide for more than 2 (two) staff members).
- 6.18 The owner will install and maintain the sewerage system prescribed by the Association in the manner and in the position prescribed by the Association.
- 6.19 No dwelling will exceed two storeys (ground floor plus additional storey only). Double storeys to not exceed 10m from ground level to the chimney cowl.

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

- 6.20 Gutters will be permitted for non-thatch roofs, but must be painted and the colour must match the roof colour.
- 6.21 All new dwellings without gutters must have a concrete/paving/pebbled pathway of at least one metre wide against the dwelling in order to prevent soil erosion.
- 6.22 **Boreholes**
- 6.22.1 No boreholes shall be drilled on the Estate without the prior written approval of the Board.
- 6.22.2 The Member shall submit a written application for approval in terms of clause 6.22.1 above to the Association, which includes the following:
- 6.22.2.1 a drawing, indicating the precise location of the proposed borehole within the stand;
- 6.22.2.2 a motivation setting out the reasons why the borehole is necessary; and
- 6.22.2.3 an assessment of the impact of the proposed borehole on immediate neighbours, indicating whether such neighbours object to the drilling of the borehole.
- 6.22.3 The Association shall, within 14 (fourteen) days of receipt of the complete application in terms of clause 6.22.2 above, inspect the location of the proposed borehole and conduct such investigations as it deems necessary.
- 6.22.4 The Boards shall, as soon as practically possible after completion of the inspection and investigations referred to in clause 6.22.3 above, issue its decision on the application to the Member in writing.
- 6.22.5 The Member shall ensure that:
- 6.22.5.1 the borehole is in the position approved by the Board before drilling;
- 6.22.5.2 existing infrastructure is used to access the point of drilling and no new roads are made for vehicle access to drill;

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

- 6.22.5.3 the borehole has a water meter reading system installed to enable the Association to conduct meter readings of the water consumption from the borehole, and that such system is maintained and in good working order at all times;
- 6.22.5.4 the Association and its directors, employees and agents are given reasonable access to the borehole and the water meter reading system *inter alia* to conduct monthly meter readings; and
- 6.22.5.5 water usage from the borehole is limited to and does not exceed an average of 2000 litres per day during any month so that the maximum consumption of water from the borehole in each month is limited to the number of days in the month multiplied by 2000.
- 6.22.6 The Member acknowledges that the Estate is situated in a water scarce area. Accordingly, should the Member exceed the maximum volume of water stipulated in clause 6.22.5.5 hereinabove during any month, the owner shall be liable to pay a fine to the Association calculated as follows:
- 6.22.6.1 water consumption exceeding the monthly maximum by more than 1000 litres but less than or equal to 2000 litres, R250;
- 6.22.6.2 water consumption exceeding the monthly maximum by more than 2000 litres but less than or equal to 4000 litres, R500; and
- 6.22.6.3 water consumption exceeding the monthly maximum by more than 4000 litres, R1000.
- 6.22.7 The owner indemnifies and holds the Association and its employees, directors, agents and other members harmless against any claims, actions applications, damages, costs, losses, expenses or liability of any kind however suffered or incurred in respect of any loss of life, personal injury or disability, loss of damage to property, or any other loss whatsoever arising from or in connection with the drilling of the borehole and/or the quality of any water therefrom.

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

## 7 ARCHITECTURAL GUIDELINES:

### 7.1 Roofs

#### 7.1.1 Roof Covering.

All roof coverings to dwellings to be as per clause 6.2 above. Thatch at a minimum of 45 degree pitch is to be done by specialists. No gutters will be permitted for thatch roofs. In the case of thatched roofs, no sub-standard roof construction shall be accepted. Thatch shall be installed at minimum of 200mm thickness and with ceiling layer in all areas where the underside of the roof will be visible. All thatched roof construction shall make use of lath branders. No SA pine branders shall be used for thatching. All gum pole structures, including ring beams and support columns shall be CCA treated. No tar, carbolinium or other treatment that would stain the timber black will be allowed. Timber structures may be finished with stained varnish or oil or be left in the treated colour. All ridges on thatched roofs shall be of concrete and painted black. All gum poles used must carry the SABS mark and all pole ends shall be reinforced with galvanised gang nail plates suitable to the pole end thickness. Gang nail plates shall be painted to match the pole finished colour. In the case of Harvey thatch roofs, all fascia boards along eaves and barge boards along gable ends shall be painted black or dark grey to match the roof colour. No roof lights or skylights shall be permitted.

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

#### 7.1.2 Concrete Links

Flat concrete sections of a roof, over the links between "thatched" structures to be maximum 2,55m (two comma five metres) from floor to ceiling. All reinforced concrete structures shall be engineer designed, but with minimum 170mm thickness for roof slabs and 170mm high stand beams with approved drip and rainwater disposal detail and waterproofing. Flat roof rainwater disposal to be spouts and/or concealed down pipes. Should spouts (with or without chain) be opted for discharge, these must be set in rock/stone filled catch pit to be detailed

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

by the architect. Any rainwater discharge that may cause erosion in the opinion of the Architectural Committee will not be permitted.

## 7.2 Covered Patios, Carports and Garages

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

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

## 7.3 Erection of Buildings

7.3.1 The proposed dwelling shall be constructed in the centre of the site on the stand, permitting the positions of trees or rocks, and shall be subject to the approval of the Association. In order to prevent sprawl on the site, the designated building area is identified as an area of land within a radius of 25 (twenty five) metres. The entire extent of the building footprint (including all outbuildings, decks, pool, car ports, bomas, etc.) must fit inside this area. Members and their architects shall be required to survey the natural features falling inside the designated building area, including trees, tree canopies, rocks, etc., BEFORE commencing with the design of the dwelling in order to design the building around such natural features without destroying it and without exceeding the boundary of the designated building area.

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

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

reversal or remedial work shall be solely for the particular Member and his Contractor.

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

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

### 7.4 **Plants and the Construction Process**

The Member and his appointed architect shall survey the site and its natural features falling within the designated building area to design the building to fit around such trees or features, also taking into account the tree canopies which may be damaged by roof structures and tree roots that may be damaged by foundation structures. All foundations crossing tree roots shall be bridged in order to preserve the roots of trees. If building operations in exceptional cases require plants (especially trees) to be removed, such cases shall be presented to the Aesthetics Committee during the plan approval process. No removal of trees on site after the approval process will be allowed. No trees with a stem diameter of 150mm (one hundred and fifty millimeters) or greater may be removed, failing which a R5000 fine will be levied. Trees and other vegetation in the immediate vicinity of the building must be marked with safety tape to prevent construction workers accidentally damaging or removing vegetation not approved by the committee. No main branches (100mm diameter or greater) may be cut by the contractor or Member without the prior approval of the Estate Manager. If approved, the branches will be cut sensibly in the presence of the Estate Manager, to avoid scarring or mutilation of the tree. In cases where patios or decks are constructed around trees, enough space shall be provided in the design of such patio or deck to allow for future growth of the tree stem. The responsibility of preserving the vegetation during construction is solely for the Member and his appointed contractor. Trees shall not be used as temporary supports during the construction process and no wire or nails shall be tied around or driven into tree stems. Any scarring of trees will be subject to a severe penalty for the Member and his appointed contractor.

### 7.5 **Glazing**

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

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

### 7.6 **Electrical Installations and Lighting**

- 7.6.1 All internal electrical installations must comply with the standards of the SABS 0142 (user code for the wiring of premises). After completion, each Member will have to supply the Association with an electrical certificate of compliance issued by an accredited person as prescribed by SABS 0142 user code. This certificate forms part of the occupation certificate required from the Local Authority.
- 7.6.2 No spotlights or “up-lights” will be allowed.
- 7.6.3 No perimeter lights will be allowed.
- 7.6.4 No “bollard” type lights will be allowed.
- 7.6.5 No ultraviolet insect attracting lights will be allowed.
- 7.6.6 No Fluorescent type lights or lights producing a bright white light will be allowed anywhere on the exterior of the building or in car ports or under patio roofs.
- 7.6.7 Energy saving lights shall be of the “warm white” type generating a natural warm light.

### 7.7 **Roof Mounted Equipment**

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

### 7.8 **Air Conditioning Units**

Only split –type air conditioning units may be used. The Member must ensure that the architect accommodates areas to conceal the external air conditioning equipment in his design. Condensers to be placed on flat roof links must be completely out of sight and painted to compliment the wall finish and piping and conduits must be concealed.

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

Alternatively, condensers may be installed in court yards or hidden behind lath screen walls. All gas pipes and condensate drain pipes are to be concealed.

### 7.9 **Generators and Noise Generating Equipment**

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

### 7.10 **Driveways**

- 7.10.1 Driveways from the main roads to the dwelling shall be identified and finalised on site at the site handover meeting. All driveways shall be authorised by the Association before commencement of building and the Association's decision is final. The driveway shall also be the access route to the building site for material deliveries and construction activity. No deviation from the identified route shall be allowed. Driveways may not be positioned outside the building perimeters and must be at least 2 meters from the stand perimeter.
- 7.10.2 No material shall be delivered on the side of the driveway that will unnecessarily widen the driveway or within 5 metres from the main road verge.
- 7.10.3 Where practical, the trenching for underground services shall be excavated along the side of the driveway to prevent the double impact of bush clearing for driveways and trenching on the same site.
- 7.10.4 The edges of the driveway, as well as any damage caused by the delivery vehicles shall be rehabilitated by the contractor as a condition for site hand back on completion.
- 7.10.5 To prevent stone damage to Estate tar roads, crusher stone may not be used to cover a driveway closer than 5 metres to the main tar road.
- 7.10.6 A concrete cement slab of 500mm wide by 6000mm long with a thickness of not less than 100mm must be cast parallel to the verge of the bitumen road and the entrance to the stand, to protect the road from damage due to traffic.

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

7.10.7 No stands shall be consolidated or subdivided without a special resolution of Members authorising such consolidation or subdivision.

## 7.11 **Windows and Doors**

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

## 7.12 **Landscaping**

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

## 7.13 **Electrical**

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

## **8 PROCEDURE FOR THE APPROVAL OF BUILDING PLANS:**

8.1 Conceptual designs and a sketch plan, together with a site plan must be submitted to the Association, for the consideration and approval. Only plans drawn by a qualified draughtsman or architect registered with a professional institute will be allowed. Sketch plans will be approved or rejected within 7 (seven) days.

8.2 Working drawings (one colour copy and five black & white copies) in compliance with the approved sketch plans, together with an approval fee, calculated per square meter by the Board and ratified at the next Members Meeting (carports, open-air areas, patios

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

excluded) are to be submitted to the Association for approval prior to being submitted to the Local Authority for approval. Note that the Local Authority will not accept plans that do not bear the Association's stamp of approval. All building plans submitted must show contours of at least 500 (five hundred) millimetre intervals and indigenous trees and rock formations should be indicated.

- 8.3 A deposit as determined by the Board and ratified at the next annual Members meeting in respect of any proposed alteration, completion of any unfinished building or a new dwelling, must be paid to the Association by the contractor before construction commences. This amount will be held in trust (free of interest) by the Association until completion of the buildings and improvements have been achieved. This deposit will be used to pay for the removal of any rubble or to make good any damages caused by the building contractor e.g. curbing, landscaping, services, etc. or in lieu of penalties caused by transgressions of these Rules and/or any other rules and regulations of the Association by the Member or his contractor. This deposit will be refunded once an occupation certificate for the dwelling has been received at the Association's offices from the Local Authority and a site handback and satisfactory inspection has been conducted by the Estate Manager.
- 8.4 A building levy is payable in respect of all new builds and all renovations as well as the completion of any existing partially complete builds. The later addition of carports and swimming pools will be excluded. The levy will be a R600 per month charge calculated from date of site handover for the duration of the build until site handback.
- 8.5 No construction is allowed to commence before the Association has granted the approval of the working drawings in writing, and the builder's deposit has been received. One copy of the original sketch submitted, together with one copy of the final submission Local Authority approved plans, must be submitted to the Association, which will be kept for record purposes. Perspective drawings and photos may be requested. For new dwellings, the site must be enrolled with the NHBC and proof of registration should be provided before site handover takes place. Owner builders should get an exemption certificate from the NHBC.
- 8.6 **The Approval Process**

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

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

### 8.6.2 Stage 1 – Concept Approval

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

Sketch Drawings submitted for Concept Approval must include the following:

#### 8.6.2.1 Site Plan – Scale 1:200

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

8.6.2.1.2 Indicate proposed access route for driveway.

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

#### 8.6.2.2 Floor Plan – Scale 1:100

8.6.2.2.1 Indicate basic building layout plan.

8.6.2.2.2 Indicate planned pool, boma and decks.

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

#### 8.6.2.3 Sections – Scale 1:50

# Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

Indicate roof height and basic materials.

8.6.2.4 Elevations – Scale 1:100

Indicate planned exterior finishes including colour scheme.

8.6.3 Stage 2 – Technical Documentation Approval

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

Technical Drawings must include the following:

8.6.3.1 Final Site Plan – Scale 1:200

8.6.3.1.1 Indicate final building footprint to fit inside the designated building area.

8.6.3.1.2 Indicate all services underground, including spec.

8.6.3.1.3 Indicate final route for the driveway.

8.6.3.2 Dimension Plan – Scale 1:100

8.6.3.3 Information Plan – Scale 1:100

8.6.3.3.1 Indicate structural notes.

8.6.3.3.2 Indicate natural features inside the designated building area in conjunction with the building footprint.

8.6.3.3.3 Indicate floor to ground level heights.

# Hoedspruit Wildlife Estate

Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

- 8.6.3.3.4 Indicate swimming pool area and coping height above natural ground level.
- 8.6.3.3.5 Indicate dimensions and finishing specification for gum pole columns, screen walls, etc.
- 8.6.3.3.6 Indicate external lockable refuse enclosure and specifications.
- 8.6.3.3.7 Indicate washing line area.
- 8.6.3.4 Electrical Plan with legend – Scale 1:100
  - 8.6.3.4.1 Indicate light positions, type and height of installation.
  - 8.6.3.4.2 Indicate positioning of roof mounted mechanical equipment including water heaters, satellite dishes, TV antennas, etc.
  - 8.6.3.4.3 Indicate positioning of external air conditioner equipment.
  - 8.6.3.4.4 Indicate positioning of pool pumps and enclosure type and spec.
- 8.6.3.5 Sections – Scale 1:50
  - 8.6.3.5.1 Indicate external finishes.
  - 8.6.3.5.2 Indicate structural concrete and waterproofing specifications.
  - 8.6.3.5.3 Indicate roofing material and angle of roof.
  - 8.6.3.5.4 Indicate roof ridge height.
  - 8.6.3.5.5 Indicate chimney heights and finish.
  - 8.6.3.5.6 Indicate ridge capping spec.
  - 8.6.3.5.7 Indicate section through swimming pool.
  - 8.6.3.5.8 Indicate deck construction specifications.

# Hoedspruit Wildlife Estate



## HOME OWNERS ASSOCIATION

---

### 8.6.3.6 Elevations – Scale 1:100

8.6.3.6.1 Indicate external wall finishes and claddings.

8.6.3.6.2 Indicate maximum roof or chimney heights.

8.6.3.6.3 Indicate windows and doors.

8.6.3.6.4 Indicate gum pole columns and finishing specifications.

### 8.6.3.7 Sewer Plan- Scale 1:100

Indicate sewer layout and specifications.

### 8.6.3.8 Roof Plans – Scale 1:100

8.6.3.8.1 Indicate roof layout, including roof finish.

8.6.3.8.2 Indicate waterproofing specifications.

8.6.3.8.3 Indicate ridge cap finish.

### 8.6.3.9 Window and Door Schedules – Scale 1:20

8.6.3.9.1 Indicate window and door material and finish.

8.6.3.9.2 Indicate glass specifications.

**Any corrections or amendments needed for plans to submitted for approval by the Aesthetics Committee will be done by the Member or architect and not by any of the staff of the Association.**

### 8.6.4 Stage 3 – Local Authority Approval

The Aesthetics Committee must approve detailed drawings, before the approved drawings are submitted to the Local Authority for approval

On receipt of the Local Authority's approval of the building plans, Members may proceed with the construction of the building in accordance with the building by

# Hoedspruit Wildlife Estate

Hoedspruit Wildlife Estate



HOME OWNERS ASSOCIATION

---

laws, standard building regulations and the approved building plans, and after each builder has become bound to the contractor's code of conduct referred to in the House Rules and concluded contractor's agreements with the Association as well as with the Member.

Drawings to be submitted to the Association:

- One full set of final approved plans by the Local Authority must be lodged with the Association.

## **9 ALTERATIONS OR ADDITIONS:**

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

## **10 PENALTIES:**

The Association will be entitled to claim penalties from the Member and contractor, jointly and severally, for any breach of these Rules, including any breach which causes damage to or jeopardizes the fauna and flora security of the Estate.

# Hoedspruit Wildlife Estate



Co Reg. 2004/010767/08

P O Box 732 Hoedspruit 1380  
Admin Building, Shop 5  
Hoedspruit Hoofkompleks  
Hoedspruit

Tel: 015 793 1188  
Email: [manager@hwe.co.za](mailto:manager@hwe.co.za)

---

## Schedule A: Conditions with regard to building contractor activity:

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

### 1. LEGAL STATUS:

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

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

### 2. BUILDING CONTRACTOR ACTIVITY:

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

06h00 – 17h30 on normal weekdays (i.e. Mondays to Fridays, excluding public holidays).

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

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

- 2.3. All contractors and contractor workers shall undergo criminal verification once a year at their own cost payable to the Association's nominated service provider. If a contractor or contractor's worker has a criminal record, the Association has the right to refuse access for such a person to the Estate.
- 2.4. In addition to the identification permit card issued by the security company, the contractor and his workers must be registered on the access control system to enable them to enter the Estate. The registration on the access control system will be valid for one year or until the criminal verification expires, whichever comes first.
- 2.5. Contract workers are not allowed to reside on site and shall be transported from site each day.
- 2.6. Trees and other flora will not be used by contractors' workers to hang clothes from or to use as material during the building phase. Clothing will be placed out of sight from the roads and neighbouring sites.
- 2.7. The site is to be kept clean and neat. The contractor shall provide facilities for rubbish disposal (including two 210 Litre drums, which shall be on site for disposal of plastic and paper waste) and ensure that the workers use the facility provided and that the rubbish is removed before Fridays weekly. Rubbish shall not be burnt on site and building rubble, plastics and cement bags shall not be buried on site or anywhere else on the Estate.
- 2.8. The load capacity on the roads shall **not exceed 8 tons**. No double axle trucks will be allowed on the Estate. All material must be off-loaded in a designated area on the building site and the contractor must ensure that this is done. No building material to be off-loaded within five metres of the road verge. Likewise, the contractor shall not store building rubble, rubbish or materials within this 5 metre limit from the road verges.
- 2.9. Deliveries from suppliers must be scheduled during the times in clause 2.1 above.
- 2.10. The contractor must provide toilet facilities for the workers.
- 2.11. Building boards must be erected and placed in a position not exceeding five metres from the house constructed. Building boards may not be larger than 1.5m by 750mm.
- 2.12. Access from the road to the building area will be gained only along the route that will finally serve as the access road to the dwelling so as to cause as little as possible damage to the environment. The contractor and Member will ensure that this is adhered to.
- 2.13. The Member and the contractor shall be jointly and severally responsible for damage to roads and plants and/or damage to private or Estate property or for any other breaches of these conditions.
- 2.14. If the conduct of the contractor and/or sub-contractor causes any concern to the the Association, the Association may take such remedial steps as it deems necessary (and hold the Member liable for the costs thereof) and/or suspend building activity until such undesirable

conduct is rectified. The Association is empowered to act at any time and without notice, and without recourse from the Member and/or contractor and/or sub-contractor.

- 2.15. These conditions are fully understood and the contractor and Member undertake to comply with them, in addition to the other rules of the Estate and any further controls which may be implemented by the Association from time to time in the form of a written notification, and ensure compliance by any subcontractor employed by the contractor.
- 2.16. Any contractor of whatever nature requires approval by the Association.
- 2.17. All professional people involved in the Member developing his portion e.g. architects, engineers, landscaping architects or land surveyors but not limited to the aforementioned categories all have to be approved by the Association.
- 2.18. No fauna or flora may be damaged or removed. Snaring and poaching will result in legal action and immediate suspension of the building works. The contractor responsible for the workers shall be evicted from the Estate and suspended from the list of approved contractors and be liable for damages incurred by the Estate.
- 2.19. The contractor and his sub-contractors and his suppliers will follow the route to the stand prescribed by the Association, keep to the speed limit and not disturb or harm the fauna or flora on the Estate in any way. If any contractor or supplier or any person in his employ is noticed or found on any other part of the Estate not required for the fulfillment of his duties it will be deemed that he is in breach of this clause and the Association will be entitled to invoke the prescribed penalties. Using and driving on game viewing roads will also not be permitted, excluding the dirt road at the end of Rotsvy Street, connecting Rotsvy Street to Hardekool Street on the exclusive sites.
- 2.20. No wood may be collected on the Estate.
- 2.21. A contractor may not leave a site without appointing a site foreman during his absence.
- 2.22. No open fires are allowed and cooking should only be done on gas or paraffin stoves.
- 2.23. No concrete or other building material may be mixed directly on the ground, mixing platforms must be provided. Building rubble may not be buried on site or anywhere else on the Estate.
- 2.24. The contractor shall provide onsite portable chemical toilet facilities for use by its workers. No pit latrines will be permitted. All toilet facilities will be maintained in a sanitary and healthy manner.
- 2.25. Temporary water connections from the allocated site water meter to the building area will not be allowed. Water pipes leading from the meter to the dwelling should be at least 400mm underground and connected to a tap. The tap must be fitted to an upright not more than 700mm above ground level.

- 2.26. Any damage caused to any property, including fauna and flora, will be made good at the expense of the contractor.
- 2.27. No more than 12 persons are allowed on a 1 ton bakkie, including the driver. No person is allowed to stand on the bakkie.
- 2.28. The Member, contractor and sub-contractors shall not claim at any time that they are not aware of the existence of these rules and any other rules applicable to their respective obligations and it is incumbent upon each Member to ensure that every contractor and/or sub-contractor in his employ is aware of their respective responsibilities and complies with them.
- 2.29. The Association reserves the right to amend the aforementioned rules at any time. Any changes to the aforementioned regulations shall be circulated to all owners, active contractors and newly appointed contractors and sub-contractors, in writing within 7 (seven) days of a change having been approved by the Board, or as soon as practically possible thereafter.
- 2.30. The speed limit on the Estate is strictly 40KM/h.