



BUILDING REGULATIONS

MAY 2017

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1. Introduction

The purpose of these Building Regulations is to ensure that aesthetics, procedures and building processes on the Estate are regulated and maintained to such an extent that the harmonious character of White River Country Estate be maintained and that the overall view be sympathetic to the existing natural beauty of the Estate through unity of materials and finishes, whilst ensuring a high quality aesthetic and attention to individual privacy.

2. Legal Status & Enforcement

- 2.1 White River Country Estate (WRCE) consist of 19 Township Developments and the following conditions were imposed with the establishment of each Township and as such incorporated in the Title Deed of each Erf created and situated on the development referred to as White River Country Estate:

Title Deed Conditions

1. *Every owner of the Erf or any subdivision thereof, or any person, who has interest therein, shall become and shall remain a member of the Homeowners Association and shall be subject to its constitution until he ceases to be a homeowner as aforesaid. Neither the Erf, nor any subdivision thereof, nor any interest therein shall be transferred to any person who has bound itself to the satisfaction of such Association to become a member of the Homeowners Association.*
 2. *The owner of the Erf or any subdivision thereof, or any person who has an interest therein shall not be entitled to transfer the Erf or any subdivision thereof or any interest therein without a Clearance Certificate from the Homeowners Association read with the House Rules and Regulations issued by the Homeowners Association from time to time, have been complied.*
 3. *The term "Homeowners Association" in the aforesaid conditions of title shall mean the White River Country Estate Homeowners Association.*
- 2.2 Sections 6.1, 6.2 & 6.3 of the Memorandum of Incorporation of White River Country Estate Homeowners' Association (WRCE HOA) determine as follows:
- 6.1 *The Members understand that the Township is a residential estate and this character should be preserved. The Members also understand that it is the goal of the Association to make sure that developments in the Township are harmonious and agree with the Township's development plans.*
 - 6.2 *Notwithstanding that members hold title to their individual stands it is recorded that the development of the property is of a homogenous nature and that the Association shall be vested with overall control of all matters affecting the Estate.*

6.3 *The main business of the Association is to promote, advance and protect the common interest of its members and property in the Township and in particular in so promoting such common interest to ensure acceptable aesthetic, architectural and environmental standards in the said Township and to promote and maintain recreational facilities on private public land within the Township. Furthermore, to deal with other matters relating to the Township which are of common interest to all its members, and more particularly to;*

6.3.1 *Develop, administer and maintain the Township in accordance with decisions taken from time to time by the Association;*

6.3.2 *to set rules for the Association and its members as set out in the Act, and to set fines for breaking the rules; “*

Following the abovementioned rules and conditions, the WRCE HOA has adopted the following regulations to control its building operations:

- 2.3 No building, be it for a new structure and/or alterations to an existing structure, may be undertaken on the Estate without approval from the Board of Directors and/or without approved municipal submission drawings.
- 2.4 The Board of Directors have the authority and will enforce adherence to these Building Regulations. The decision of the Board of Directors' on any matter relating to these Regulations shall be final and binding on a member.
- 2.5 The member shall be responsible for adherence to National and/or Local Authority Building Regulations.
- 2.6 Once building plans are approved by the Board of Directors, the member may not deviate from such approved plans unless a revised plan is submitted and approved accordingly, by the Board of Directors.
- 2.7 Building plan approvals granted by the Board of Directors in terms of these Regulations shall be valid for a period of 2 (two) years from date of the approval stamp. The same plans may be re-submitted after 2 years for an extension of its approval for a further 2 years at a cost
- 2.8 Should the Board of Directors' refuse to approve a building plan and the member is of a different opinion, the matter shall be referred to Arbitration as provided for in the House Rules.
- 2.9 No existing deviation from these Regulations shall create any precedent nor shall any condonation granted in the past or in the future by the Board of Directors from these Regulations be seen or interpreted as a precedent for the deviation from these Regulations.

2.10 Failure to adhere to these Regulations may result in either / or:

- Refusal of building plan approval
- Access denial of contractors
- The issue of a penalty
- Refusal to issue a Clearance Certificate for the transfer of a property
- Reporting of any illegal building operations/structure to the Authorities, including a request to issue a demolition order
- Institution of legal action in a court of law, including a request to issue a demolition order

3. Building Plan Submission Process and Procedures

- 3.1 An Aesthetics Committee comprising of at least 2 (two) Home Owners Association members will be appointed by the Board of Directors to consider building plans submitted and/or to consider or deal with matters referred to in these Regulations. The compilation and modus operandi of the Aesthetics Committee will be in accordance with the HOA Policy on Delegated Power of Authority.
- 3.2 All building plans need to be submitted to the General Manager at the Estate Office, (next to Main Gate), Pinehurst Drive, White River Country Estate.
- 3.3 Members who wish to construct a new house may take note that included in the Advisory Architect's fees is a half-an-hour consultation to guide prospective house builders.
- 3.4 With the submission of building plans to the Association for consideration, building plan fees as determined from time to time by the Board of Directors' shall become due and payable. No plan will be approved or endorsed before the payment of such fees.
- 3.5 Building plans will be scrutinised by the General Manager, Advisory Architect and Building Inspector who all would make comments and / or recommendations on the compliance or not of the plans and all recommendations would be tabled to the Aesthetics Committee for consideration and a decision.
- 3.6 Should a member not agree with the decision of the Aesthetics Committee, he may appeal to the Board of Directors and would take a final decision, subject to Clause 2.8 above.
- 3.7 No construction shall commence until plans have been approved by both the Board of Directors and the Mbombela Local Municipality. One set of approved plans are to remain on site until Mbombela Local Municipality has issued an Occupation Certificate.

- 3.8 It is the goal of the Aesthetics Committee to consider all plans received within 14 (Fourteen) days and / or to provide at least a response on a submitted plan within this period.

4. Required Documents and Standard of Building Plan Submissions

- 4.1 Four copies of building plans in respect of any building or structure shall be submitted to the Aesthetics Committee for approval. One copy will be retained by the Home Owners Association. The remaining copies will be endorsed with the approval of the Aesthetics Committee and returned, with a stamped approval thereon and/or appropriate comments, to the stand owner.
- 4.2 Plans needs to be submitted in A O (A Zero) format for new houses and for additions. Plans for alterations, external site and small works may be submitted in A 3 (A Three) format.
- 4.3 Sketch plans may be submitted in electronic format and / or hard copy for initial comments provided the conditions of Clause 3.4 are met.
- 4.4 Should some wording or description of material or numerical figure appear on the building plans approved by the Aesthetics Committee which are in contravention of these Building Regulations, the approval so granted and indicated on the plan shall be in terms of these Regulations and the wording / description or numerical figure provided in these Regulations shall take precedence over any contradiction appearing on any plan and or submitted documentation.
- 4.5 Additional perspective views of the proposed building could be requested for clarity purposes.
- 4.6 A section showing the relationship between the roof height and the highest NGL point on the stand within boundaries must be included with the plans.
- 4.7 Any or all additions or alterations would require approval from the Aesthetics Committee. Application for such approval can at first be made in writing with an explanatory sketch and the Aesthetics Committee will advise on the scale and level of plans required for the various additions and / or alterations.
- 4.8 All external finishes and colours must be clearly annotated on the plans. External finishes to be added on at a later stage and/or any additions or alterations which would change or influence the external aesthetics would require or re- submission of plans.
- 4.9 The HOA prefers to have plans submitted for consideration to be prepared by architects registered with the South African Council of Architects (SACA). Plans prepared by draughtsman will also be accepted; provided such draughtsman is registered with SACA and his / her registration number is displayed on the plan.

5. Fees Payable

- 5.1 The building plan scrutiny fee, determined from time to time by the Board of Directors shall become due and payable with the first submission of a building plan. These fees are reflected in the Annexure marked "Fees" attached herewith and amended from time to time.
- 5.2 The HOA reserves the right to levy a second and subsequent fee should the first amount be exhausted after being used for expenses as described in these Rules.

6. Town Planning Controls

- 6.1 The attention of members are drawn to Section 17.3 of the Memorandum of Incorporation which determines as follows:

"A Member may not apply to the Local Town Council or equivalent authority for a change in land use rights without first obtaining the consent of the Directors of the Association."

- 6.2 No application for the rezoning of a stand to whatever other zoning as single residential dwelling shall be supported by the Board of Directors and any such application shall be objected to and be opposed by the Board of Directors.
- 6.3 No subdivision of any original stand for the purpose of erecting a second dwelling would be supported by the Association.
- 6.4 Following Clause 2.5 above, it is re-confirmed that the conditions of the White River Municipal Town Planning Scheme is applicable to White River Country Estate and note should be taken that only one dwelling unit may be constructed per erf and such dwelling unit may only be occupied by one family as defined in the said Town Planning Scheme.

The following clauses contained in the WRCE HOA House Rules, are repeated herewith for clarity:

- 6.5 "11.11 Open or exposed carports may not be used as storage space and a build-in cupboard shall be erected in open carports if used as storage.
- 6.6 "11.12 Written approval will be obtained from the Association to cover a patio / veranda / port ache with canvas or any other similar material.
- 6.7 "11.14 A Resident and not the Association, is responsible to have his exact stand and boundary pegs demarcated by a professional person, before commencement of any building work and / or erection of any boundary fence or planting of any flora.

7. Building Design & Architectural Guidelines

7.1 Interpretation and Definitions

Clause headings are for convenience and shall not be used in the interpretation of the rules and regulations.

7.1.1 Unless the context clearly indicates a contrary intention any expression denoting any gender includes the other genders; a natural person includes an artificial person; the singular includes the plural, and vice versa.

7.1.2 The following expressions bear the meanings assigned to them below and the prongate expressions bear corresponding meanings –

“Association“ White River Country Estate Homeowners Association

“Board of Director’s“ Directors of the Association

“Building Activity“ any activity that would change the external aesthetical appearance or structure of a house or building, including any alterations, renovations and/or additions or small works like air conditioners, water tanks, generators, etc. to a house or building, also including erection and/or additions to boundary and/or retaining walls / swimming pools / patios / lapas, etc. including external painting, cladding and closing of patio’s, carports and the like.

“Building Material“ material to be used in a building process, be it sand, stone, bricks, rocks, crushed stone, cement, wood, steel and/or any other material to be used in a building process.

“Building Rubble“ material removed from an existing building or stand which is no longer required, which material needs to be carted away from the stand, including un-used and un-wanted Building Material, but can also include excess soil or sand and / or trees or vegetation.

“Contractor“ any person or company, employed to carry out building work, including employees involved on the project of such company and also including any sub-contractor of such contractor or member, who undertake any building activity on a stand in the Estate.

“Contractor’s Registration“ means the annual registration of all building contractors, excluding sub-contractors, who are engaged on the Estate with building activities, in terms of the Board of Directors Registration Policy for Contractors.

“Erf “ means the same as stand.

- “Estate”** means the area associated with the development known as White River Extensions 26, 27, 28, 29, 30, 31, 32, 33, 36, 44, 50, 51, 52, 53, 54, 55, 56, 58 and 59, also known as White River Country Estate, including, the vacant stands, houses, public properties, Homeowners Association properties, perimeters and roadways between and adjacent to the area.
- “Member”** means the registered owner (s) of a stand, be such member a natural person or legal entity.
- “Plans”** means building plans for a house or structure, prepared in terms of acceptable architectural practice and standards and for municipal submission.
- “Stand”** means a demarcated portion of land, depicted on the Surveyor – General’s plan with an allocated stand number, which stand is held under a Title Deed by a person (s) or legal entity and situated within the Estate.”

7.2 Architectural Requirements

- 7.2.1 The architectural style of the proposed house structure will be considered in relation to that of houses on other stands, as well as the aesthetic appearance and the proposed siting of the building and any other factors, as the Aesthetic Committee, in its sole discretion may deem suitable. It is recorded that all buildings to be constructed on the Estate will be in accordance with a central theme, which theme has been determined.
- 7.2.2 The views and privacy of surrounding stand owners must be considered and will be taken into account by the Aesthetics Committee when considering plans for approval.
- 7.2.3 The floor area of the main dwelling on each stand, excluding garages, storerooms and staff accommodation, shall not be less than 180m (one hundred-and-eighty) square meters in extent.
- 7.2.4 Outbuildings and additions must match the original design and style, both in elevation and material usage. No second dwellings are permissible.
- 7.2.5 No buildings shall exceed a height of 5, 5 m (five comma five meters) measured from the highest point of the stand within the boundaries to the ridge of the roof.
- 7.2.6 No relaxation of Municipal building lines will be allowed.
- 7.2.7 No staff accommodation may be constructed nearer the street or golf course than the main dwelling, unless contained under the same roof or integrated into the total design of any main house.

- 7.2.8 All exposed plumbing and washing lines shall be fully screened from the street elevation, or any other elevation from which it will be visible.
- 7.2.9 All fencing shall be uniform and subject to the approval of the Aesthetics Committee. Pole fences, used with mesh, may be erected as perimeter fences and will be limited to a maximum height of 1, 5 (one comma five) meters. No fences may consist of concrete or brick walls.

Yard Walls

- 7.2.10 Washing lines and kitchen yard areas are required to be screened by a wall. All other external walls are subject to the following conditions:
- 7.2.10.1 No perimeter wall around the boundary of a property is allowed.
 - 7.2.10.2 Retaining walls (not higher than 1 brick above newly created ground level) to be approved by the Architectural Committee before construction.
 - 7.2.10.3 Walls to screen water tanks, unsightly plumbing & air con units, etc. and to create privacy for entertainment (braai) areas & swimming pools to be approved before construction by the Architectural Committee.
 - 7.2.10.4 All walls to be constructed of the same materials applicable to the dwelling with the exception of retaining walls, where application could be made for the use of "loffelstein".
 - 7.2.10.5 Lean-to's, temporary carports, shade net covers and / or Wendy houses, tool sheds, etc. will not be allowed.
 - 7.2.10.6 Stand-alone jungle gyms, doll houses and / or dog kennels may be considered on application, including the colour thereof.
- 7.2.11 In the instance where approval is granted for a retaining wall, be such wall constructed of bricks, flora or loffelstein or a similar product, an Engineers certificate would be required for a retaining wall higher than 1.5 m.

Self-generated power

- 7.2.12.1 Should a Homeowners decide to generate their own domestic power, if possible use should be made of clean power in the form of deep-cell batteries, which could be charged with an inverter, and / or solar panels, and from which power can be drawn for use during periods of blackouts or load-shedding.
- 7.2.12.2 In the event that a Homeowner decides to make use of a generator, the following conditions shall apply:

Generator Requirements

- 7.2.12.3 Generators may only be used between the hours 07h00 and 21h00, unless special consent has been obtained from the Estate Manager to operate a generator for longer hours, e.g. medical reasons, etc.

- 7.2.12.4 Any installation of a generator, irrespective of the output or portability, requires approval from the Architectural Committee, which will require an application detailing specifications. Such specifications shall include the decibel level generated by the machine's operation as stated in the manufacturer's literature, (manual) the power output of the machine and other pertinent information.
- 7.2.12.5 The generator may not be installed on common property, and if possible should be screened from the road.
- 7.2.12.6 All fuel for the generator must be stored in leak-proof containers and in such a manner as not to cause a fire hazard.
- 7.2.12.7 Generators which are to be installed as a permanent fixture must be stored and operated in a fireproof and sufficiently soundproofed building.
- 7.2.12.8 A site plan showing where the generator will be used must be submitted. The plan needs to indicate the proposed location of the generator on site, as well as the proximity of the neighbour's buildings. This must indicate that the usage point is well away from the boundary lines and shows respect for the neighbour's privacy.
- 7.2.12.9 A letter of consent, signed by all affected parties (direct neighbours) must be submitted with the application. Your neighbours may not unreasonably withhold consent, however if the home-owner is unsuccessful in obtaining a neighbour's signature and feels aggrieved, the attempts to obtain such signature should be included in the application to the Architectural Committee.
- 7.2.12.10 Where in the opinion of the Architectural Committee neighbour approval is being unreasonably withheld, the Committee may overrule the refusal on the basis of sufficient motivation.
- 7.2.12.11 The HOA requires that the noise level of the generator does not exceed 70dB as measured at a distance of 10 m from the generator.
- 7.2.12.12 Should there be a challenge to the audible levels from a neighbour, and should the Estate Manager acknowledge that the noise level appears unreasonable, upon request from the Estate Manager, the Homeowner on whose property the generator is installed, shall provide certified proof of the actual dB level of the generator within 14 days of such request.
- 7.2.12.13 Should it become necessary for the Architectural Committee to call on the services of a specialist to measure the noise level of a generator, and should the results prove that the noise level exceeds 70dB the cost of such service will be recovered from the Homeowner on whose property the generator is installed.
- 7.2.12.14 If in the opinion of the Architectural Committee any generator creates a disturbance or pollution for fellow residents, the Homeowner shall be required to remedy the situation and / or re-locate the generator.

- 7.2.12.15 The Homeowner must acknowledge and confirm the indemnity of the HOA in terms of section 13 of the House Rules and also confirm that the HOA will be indemnified against all loss, liability, damage, death or expense which any member of family, friends, visitors, and / or servants, may suffer as a result of or which may be attributable to the permission granted for the use of a generator.
- 7.2.12.16 Any generator that is intended to be permanently connected into existing electrical circuits/Distribution Board, must be installed by a qualified electrician and the appropriate compliance certificate be issued and a copy lodged with the HOA office, who will attach this to the approved site plan.
- 7.2.12.17 All Homeowners who have already installed generators must comply with these conditions, with the exception of neighbours consent, within a period of 90 days from date of promulgation.
- 7.2.13 Written approval must be obtained from the Association to cover a patio / veranda / port cache with canvas or any other similar material.

Yard gates

- 7.2.14 Yard gates should in principle be uniform with the permissible pole fencing allowed in terms of section 7.2.9 and subject to the following conditions:
- 7.2.14.1 Motorised gates are permissible provided:
- 7.2.14.1.1 The maximum height of a gate would not exceed 1.5m
 - 7.2.14.1.2 Visibility through the gate is required for security reasons
 - 7.2.14.1.3 The installation of gates may not cause a traffic hazard or congestion for other road users.
- 7.2.14.2 Application needs to be made to the Architectural Committee before installation of any yard gates.

Chimneys

- 7.2.15 All in-house and patio fire places needs to be linked to a chimney and / or flute pipe and needs to comply with the following conditions:
- 7.2.15.1 Chimneys and / or flute pipes should be installed at a height protruding above the ridge of a roof. Support would not be allowed for flute pipes to reach the ridge of the roof and in such instance should be replaced or supported by a brick chimney.
 - 7.2.15.2 Stainless steel flute pipes will be allowed, but is discouraged and the traditional brick chimney is preferred.
 - 7.2.15.3 A stand-alone flute pipe and / or its head, be it constructed of stainless steel or other material, should not be a decorative or aesthetical mark for the building.

Garden ornaments or structures

- 7.2.16 The definition of garden ornaments or structures includes the gathering of rocks, gabions or other similar features, iron structures, art work, statues, arches, trampolines and other moveable and / or non-moveable structures which could appear obscure or intrusive to the neighbours, street or Estate in general.

Approval should be obtained from the Architectural Committee before erection or installation of any garden ornament or structure.

7.3 Materials

- 7.3.1 All roofs shall be pitched roofs and shall be finished with Marley Monarch Terracotta tiles or equal approved equivalent.
- 7.3.2 Roof gables shall be clad with Everite 225mm by 12mm fibre cement boarding and be painted dark brown.
- 7.3.3 All external walls shall be constructed with Federale Stene – KILN Mix manufactured by Federale Stene with the joints raked to at least 6mm deep or filled with cement to the edge of the brick. The final choice of colour or pattern of the brick must be uniform and not a stereo-type combination of pattern and colours.
- 7.3.4 For any alterations and / or additions to existing buildings a brick from Federale Stene which would represent the closest match to the existing structure would be allowed, on condition that a sample should be provided and approval needs to be obtained from the Aesthetics Committee before the commencement of any construction. The final choice of colour or pattern of the brick must be uniform and not a stereo-type combination of pattern and colours.
- 7.3.5 Plastered wall panels are permitted as a wall finish for minor elements to a maximum of 10% of external wall finished, excluding window and door areas.
- 7.3.6 Plinths and minor other elements may be clad with Natural stone, simulated stone cladding or equal approved to a max of 20% of external wall elevation. Samples to be provided for approval prior to commencement of this trade
- 7.3.7 External doors and windows shall be timber or dark brown powder coated metal to simulate timber sections.
- 7.3.8 All balustrades and handrails shall be timber or dark brown powder coated metal to simulate timber sections or stainless steel. Glazed panels will not be allowed.

7.3.9 Colours

7.3.9.1 Any external painted surface shall be painted with one of the following colours:

	<u>Colour</u>	<u>Code</u>	
a)	Smudge Stick	1DEG	
b)	Veggie Patch	4FDP	
c)	Trawl	1EEG	
d)	Flawless	2BDP	
e)	Autumn Hills	05-E1-2	(Plascon)
f)	Stucco Wall	06-E1-2	(Plascon)
g)	Mother Earth	Y1-E1-1	(Plascon)
h)	Dung Beetle	Y1-E1-2	(Plascon)
i)	Madonna City	Y1-E1-3	(Plascon)
j)	Chocolate Dream	07-E1-1	(Plascon)
k)	Eagle	06-E1-1	(Plascon)
l)	Calistoga	05-E1-1	(Plascon)

7.3.9.2 All external painted areas relating to the roof (E.g. fascia, barge boards, gutters, etc.) shall be painted with PWD brown and coded: Plascon Auberge 66.

7.3.10 Exterior light fittings are to be shielded to ensure minimal impact of light pollution levels. No floodlights will be allowed.

7.3.11 All entrance driveways from the street up to the demarcated building block/line should not exceed 5 meters in width. The type of paving is to be to the discretion of the owner with prior approval by the Advisory Architect.

7.4 Small Works

7.4.1 Awnings, TV aerials, blinds and other items, which do not form part of the basic structure, must be clearly shown and annotated on the plans. Burglar bars, if any, shall be internally mounted.

Air conditioner units need to be concealed. Air conditioning condensers should be installed at ground level and if not concealed the Aesthetics Committee shall consider and will prescribe the colour of the casings.

7.4.2 Solar heating panels and/or solar panels if used should be incorporated into the building to form part of the basic structure and should be clearly shown and annotated on the plans. Application for approval needs to be made for the later addition of solar panels before installation. A letter of consent, signed by all affected parties (neighbours) shall be submitted with the application.

- 7.4.3 Pool fencing must be clearly shown on plans and must be as unobtrusive as possible. The paint colour of such fencing needs to be approved by the Aesthetics Committee. The safety of pools should conform to National Building Regulations, Municipal bylaws and requirements.
- 7.4.4 All water tanks on a property are coned to be concealed, preferably with shrubs and vegetation. (Or be installed beneath natural ground level) Brown tanks are recommended and as far as possible should be located away from the streetscape. A letter of consent, signed by all affected parties (neighbours) shall be submitted with the application.

8. Construction Site and Security

- 8.1 The construction period for buildings shall not exceed 18 (Eighteen) months, which period shall commence from the date the member/builder starts with any ground or earth moving work. The construction shall also continue without interruption.
- 8.2 During construction a green shade-netting screen shall be erected and properly maintained on the stand boundaries. The minimum height of this screen shall not be less than 1,8m and shall not exceed 2, 1 m. At least 2 strings of support wire needs to be strung horizontal between the intermediate posts which should not be further apart than 3m.
- 8.3 No encroachment without written permission over stand boundaries will be allowed during construction.
- 8.4 The property owner, as a member of the HOA is responsible for ensuring that the builder adheres to the Builders Registration Agreement and these Building Regulations as amended from time to time.
- 8.5 The property owner, as member of the HOA shall ensure that the Contractor appointed for construction shall conclude a Builders registration agreement with HOA before commencement of any building activity
- 8.6 Once construction is completed according to the approved building plans and subject to the satisfactory removal of all building rubble and material from the site, a final inspection shall be conducted by the Board of Directors and / or its authorised representatives.
- 8.7 No occupation of any structure may be taken until an Occupation Certificate has been issued by Mbombela Municipality and/ or a HOA completion certificate. The WRCE is in agreement with the Mbombela Local Municipality that joint inspections with the dedicated building inspector are undertaken during the construction period, and prior to the issuing of an Occupation certificate.
- 8.8 No signage, other than a name of a house or street/stand number, may be displayed on or outside a stand during the construction process.

8.9 The HOA, through the Board of Directors and/or through its officials and/or through its Advisory Architect & Building Inspector, may enter upon any property where building activity is undertaken and/or underway for the purposes of inspecting the building activity and reporting thereon. This authority includes the right to undertake measurements and/or to take photographs of the building activity.

8.10 The property owner, as member of the HOA shall be held responsible for compliance with the security protocol throughout the construction period and shall ensure that the building contractor and / or his workers comply with all security requirements.

9. Maintenance

All houses and structures shall be properly maintained and shall be kept in a good and sound state of repair and maintenance.

10. Treatment of Stormwater

10.1 Owners must take considerable care to landscape their properties in such a way that storm water flow be directed towards the street and other storm water ducts and catchment areas where applicable.

10.2 It will be expected from all owners of lower lying properties to accommodate the excess storm water from higher lying areas, which cannot be directed to the storm water channels as provided where applicable.

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Revised and approved by the WRCE HOA at an AGM held on 6th May 2017



BUILDING REGULATIONS: ANNEXURE

FEES

The following minimum building fees is payable with the submission of building plans or application for approval.

The Board of Directors reserve the right to increase the fee payable per building operation should a particular operation require more inspections than the minimum provided for.

These fees include a percentage contribution towards the Roads Maintenance Fund, established by the Board of Directors.

BUILDING PLAN FEES	
Category	Amount
<u>New House</u>	R20 000
<u>Additions</u> Include the change of the roof structure and/or footprint of an existing house	R5 000
<u>Alterations</u> Changes to an existing house and/or out buildings and/or garage which would also influence the external aesthetics	R2 000
<u>External Site & Small Works</u> E.G. Walls, screens, fences, pergolas, pavilion, screens	R1 000
<u>Utilities Additions</u> Addition of water tanks, generators, solar panels & PV panels that do not necessarily require Local Authority submission, but will have an influence on aesthetics and elevation and therefor the need to be controlled.	R1 000
<u>Additional Inspections</u>	R425