



ARCHITECTURAL DESIGN RULES

Note: These Rules are registered with the CIPC (Companies and Intellectual Property Commission), embedded in the MOI (Memorandum of Incorporation) of **Cradle Ridge Estate Home Owners Association NPC (Registration number: to be registered)** which is on its turn is embedded in the Companies Act, 2008, Act 71 of 2008.

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1. **INTRODUCTION**

- 1.1 The controlling entity in respect of the recommendation of building plans for approval by the Local Authority for this development is the CRADLE RIDGE ESTATE HOMEOWNERS ASSOCIATION (CRHOA).
- 1.2 The purpose of these design rules is to encourage individual **creativity** within a unity of materials and finishes ensuring that the overall development harmonises and creates a balanced lifestyle for all residents.
It is the aim of the CRHOA that the **lifestyle reflected** would represent that of South African Lifestyle and Culture, using specific materials and details. To achieve this, architectural rules have been drawn up as far as the use of materials, walls and openings, the treatment of boundaries and the landscaping is concerned.
For the rest, it is up to the **individual or personal architect** to contribute to the successful execution of the developers aim and the supervising or controlling architects will also assist in attaining this goal.
- 1.3 The construction of new dwellings/improvements/additions must be completed according to the approved building plan **within 12 months** from the date the Building Project Clearance Certificate was issued for the commencement of the building activities. Should this not be adhered to, the CRHOA has the right to impose penalties on the levy account of the owner.
For occupancy one of the copies of the **occupancy certificates issued by the Local Authority** must be handed in with the CRHOA's Estate Manager as well as copies of the following documents:
- the Engineer's certificates for the retaining structure (if any), foundation, the slab and the roof,
 - the gas certificate (if applicable),
 - glass certificate,
 - electrical compliance certificate and
 - plumbing certificate
- before the **Aesthetical Occupancy Certificate by the CRHOA** will be issued or the building deposit will be refunded.
- 1.4 The **design of the dwelling** and the entire stand must show sensitivity to the existing **natural features, flora and topography**. Permission must be obtained from the CRHOA before existing trees are removed and all existing trees are to be shown on the site plan. **Surrounding structures** must be considered in the designing process.
- 1.5 The owner must engage the services of a registered professional architect or architectural designer. The registered professional architect or architectural designer must consult these design guidelines prior to designing the proposed house in order to determine the intent of the design parameters as laid out for the development. Such information is also available on the website of the Estate (www.cradleridge.co.za).
- 1.6 No erf shall be subdivided or rezoned from Residential 1.
- 1.7 Consolidated erven shall pay levies on the original number of erven, but can never sub-divide again.
- 1.8 **Residential Density:** One dwelling unit occupied by one family per erf. Boarding or lodging houses, Guesthouses or renting for commercial purposes is not permitted on Cradle Ridge Estate.
- 1.9 Elevation treatment of all buildings must conform to **good architecture** as not to interfere with or detract from the general appearance of the neighbourhood.
- 1.10 **Servitudes.** No buildings will be erected in servitude areas which is indicated on the sub divisional plan. It is the owner's responsibility to ensure that no servitude area is encroached on.
- 1.11 **Building Height.** Total height of buildings may not exceed two storeys.
Height restriction of maximum 2 storeys and 9 meters as measured from the natural ground level to the highest point of the dwelling.
- 1.12 **Building Deposit or Residential Project Deposit:** Building / Sidewalk deposits will be paid to CRHOA prior to plan approval and commencement of any works on site.

- 1.13 Land Surveyor.** Before any construction activity may be allowed a Professional Land Surveyor has to be appointed to confirm the site corners/boundaries and proof of this in the form of a land surveyor's certificate must be submitted to the Estate Manager.
- 1.14 Construction Quality.** All buildings will conform to the National Building Regulations and / or by-laws of the local authority including additional requirements laid down by the Local Authority, as well as the Rules of the Estate.
- 1.15 Water Storage & rainwater harvesting tanks.** All water storage and rainwater harvesting tanks will form an integral part of the water reticulation design of a building and such design must be clearly indicated on the building plans to be submitted to the CRHOA.

2. TOWN PLANNING CONTROL

2.1 COVERAGE

- 2.1.1 Maximum of **one dwelling per erf**.
- 2.1.2 Maximum height – **two storeys** (excluding attic and cellar).
- 2.1.3 **Single storey dwellings** – maximum coverage allowed will be **50%**.
- 2.1.4 **Double storey dwellings** – the ground floor coverage of double storey dwellings shall not exceed **50%** of the area of the stand.
- 2.1.5 The **first floor plan** shall not exceed 80% of the area of ground floor plan.
- 2.1.6 No dwelling may be smaller than **140m²** including garages.

2.2 BUILDING LINES

- 2.2.1 **Single Storey Dwellings:**
- | | |
|--------------------------------|------------------------------------|
| Street Boundary: | 3 meters |
| Side Boundary: | 2 meters |
| Back Boundary: | 2 meters (Excluding erven 57 – 63) |
| Back Boundary (erven 57 – 63): | 5 meters. |
- 2.2.2 **Double Storey Dwellings:**
- | | |
|--------------------------------|------------------------------------|
| Street Boundary: | 3 meters |
| Side Boundary: | 2 meters |
| Back Boundary: | 2 meters (Excluding erven 57 – 63) |
| Back Boundary (erven 57 – 63): | 5 meters. |
- 2.2.3 **Thatch Roof Dwellings:** Not allowed.
- 2.2.4 In case of a **side or back boundary**, bordering onto an **open space/green area**, the following building lines will apply (subject to clause 2.2.2 above):
- | | |
|-------------------------|--|
| Single Storey Dwelling: | 3 meters from the open space/green area; |
| Double Storey Dwelling: | 3 meters from the open space/green area; |
- 2.2.5 In the case of **corner stands**, stands bordering on 2 (two) or more street boundaries, stands bordering on 2 (two) or more green areas or stands bordering on street boundaries and 2 (two) or more green areas, application can be made for a relaxation up to 2 metres. Relaxation will only be allowed for

1 (one) of these boundaries in the sole discretion of the CRHOA and the Aesthetical Committee.

- 2.2.6** No application for relaxation of any of the **side or southern boundaries** (bordering on a neighbouring stand) will be considered by the CRHOA.

3. TREATMENT OF STAND BOUNDARIES

It is appreciated that the **diverse nature** of single residential neighbourhoods will lead to a variety of treatments to the street boundary.

3.1 STREET BOUNDARY

The street boundary should **preferably be open** or be enclosed with a **clear view (welded mesh) type fence** with brick pillars to a maximum **height of 1.8 meters**. If the boundary contains a **solid wall** of whatever kind for the sake of privacy then the solid wall may not exceed 50% of the total length of the street side boundary wall.

For **corner stands** the solid boundary wall may not exceed 75% of the total length of the two street side boundary walls; 25% must be open or filled with clear view (welded mesh) type fence.

3.2 SIDE SPACE

The **side walls** between properties may be a **maximum of 1.8 meters high** over the entire extent of the boundary. All boundaries bordering onto parks and storm water green belts will be handled in the same way as the street boundaries.

The boundary wall and its **foundation** adjacent to the neighbours stand should be built on the owner's own stand; the neighbour's side can be left unfinished but neat. The Estate Management will do an inspection to approve the boundary wall.

3.3 SPECIFICATIONS FOR BOUNDARY WALLS

3.3.1 Adjacent neighbours are responsible for 50% of the cost of a boundary wall. The neighbour to erect a boundary wall first will complete the boundary wall in raw bricks without plastering to the neighbouring side. The 50% cost account must be settled by the adjacent neighbours within 12 months from the date of being requested to do so. Only the reasonable basic cost for material and labour of the boundary wall, without profits, will be accepted and agreed upon before erecting the boundary wall. Three quotations for the boundary wall to be erected can be tabled and agreed upon with both neighbours. Both neighbours will plaster and finish off the wall on their side at own cost during home construction. Foundations for boundary walls must be according to the specifications of a structural engineer.

3.3.2 All side and back boundary walls and its foundations must be built on the erf of the owner constructing the boundary wall first. No boundary wall foundation may be centred on the erf boundary lines between stands.

3.3.3 The boundary wall lay-out pattern must be erected according to the HOA's prescribed 3 meter long panel lay-out. The panels must be connected with masonry butterfly double triangle wall ties.

3.3.4 The Estate Management will do an inspection to approve the boundary wall and its final construction.

4. BUILDING DESIGN RULES

General

- 4.1 All plans should be prepared by a **Registered Architect** or a registered Architectural Designer and submitted for approval to the Aesthetical Committee of the Home Owners Association nominated by the CRHOA (See item 9 Building Plan Submission). Only after this approval has been obtained, the plans can be submitted to the Local Authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
- 4.2 The **privacy** of surrounding properties must always be considered.
- 4.3 No **staff accommodation** must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design and the entrance must be screened off by a 1.8 meter wall or open up into drying yard.
- 4.5 **Outbuildings, Granny Flats and additions** must match the original building design in style, elevation and material usage and form an integral part of the design.
- 4.6 **Washing lines and refuse areas** may not be visible from street view or from public areas and must be screened off with a 1.8m wall of the same material as the external finishes of the house. **Washing lines are not to protrude above the 1.8m screen wall.**
- 4.7 **Dog kennels, caravans, boats or trailers** must be placed / parked under approved undercover parking and must not be visible from street view. It must be screened off by means of a solid gate or garage doors from street view.
- 4.8 No **pre-fabricated garden sheds or "Wendy houses" or similar** will be allowed on the Estate without the prior written approval by the HOA and if approved it must be positioned within the building lines of the erf and may **not be visible from the street or public areas**. The roof must be of colour coded Chromadek material.
- 4.9 No **shade netting** may be used for carports or any other coverage.
- 4.10 **Solar heating panels**, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval plans. All down pipes must match the colour of the wall to which it is fixed. The tank of the solar geyser must inside the roof, or, if not in the roof, not visible from the street view.
- 4.11 **Awnings, TV aerials, air-conditioning units, satellite dishes**, and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval plans. If the positioning of the awnings, TV aerials, air-conditioning units or satellite dishes can't be shown at the time of the lodging or approval of the drawings or building plans, then the written consent of the CRHOA must be obtained after the approval of the drawings and plans but before they are attached to the basic structure. No air-conditioning units to be installed higher than 1,8 meters above natural ground level or in view of public areas.
- 4.12 **Exposed plumbing** will not be permitted and must be hosted in internal ducts or screened off ducts, all plumbing of double storey dwellings shall at all time be screened. No sewer pipes may be visible from street view.
- 4.13 **Carports & Lean-tos:**
 - 4.13.1 All carports to be **approved** by the HOA. Only after approval of a proposed carport, the plans can be submitted and approved by the Local Authority.
 - 4.13.2 Size of uprights to be minimum of **75mm square tubing**. Lipped channel cross support must accommodate Chromadek roof sheeting.
 - 4.13.3 The fascia on all carports to be the same type of fascia as that of **3 tier louver deck fascia**.
 - 4.13.4 All **upright steel pillars** can be cladded, or face brick or plaster & paint footings to be built to comply with the aesthetic of the building or uprights to be softened by two wooden sides

attached to each upright. (To match dwelling).

4.13.5 The prescribed **building deposit** is payable.

4.13.6 Neighbour approval signature must be obtained for all carports & lean-tos against the boundary.

4.14 No **deviations** from the approved plans will be permitted unless the deviation is resubmitted and approved in writing prior to construction.

4.15 Exterior Treatments

All finishing materials, colour combinations etc. must be submitted to the aesthetic committee for approval, as part of the stage three sketches plan application. The aesthetic committee will scrutinize those and ensure that the finishes have diversity with the surrounding residences and the general area. This diversity in architectural idiom and design a requirement and rule. Although decorative elements will be allowed in moderation these elements must be restraint and limited to the acceptance of the HOA.

General materials	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	PVA or enamel paintwork on exterior walls.	Natural stone finishes & facias.
	Coloured electric light bulbs.	Hardwood & Metal balustrades.
	Satellite dishes visible from street view.	Hardwood or metal posts.
	TV aerials visible from street view.	
	Aircon condensing units visible from street view	
General elements	Temporary structures	Structures to comply with National Building Regulations.
	Tool shed and Wendy houses	Service areas to be out of street view and to be enclosed with a semi-solid garden gate
	Washing lines visible from street view.	

4.16 Garages

Closed garages are recommended. Carports may not be of the pre-fabricated type and must form part of the architectural design of the residence.

4.17 Driveways

All driveways have a paved, stable, permanent surface in raw materials. No painted driveways will be allowed. Preference will be given to clay brick paving, coloured interlocking or cobble stone. The paved sidewalk must get priority over the drive-ways and may not be removed. A maximum width of 6meters paving will be allowed over the sidewalk. The following driveway materials are recommended:

- Brick work bond designed by the architect.
- Pavers
- Cement cobbles or stone cobbles.
- Concrete with exposed aggregate may be used in restricted quantities and part of the design pattern.
- Onus shall be on the owner to continue the paving to form a neat junction with the road.
- For safety reasons, sight distances should always be taken into consideration for the planting of trees and shrubbery and no access shall be allowed off the Entrance Boulevard.

- No concrete grass blocks (or similar) to be used as driveway paving.

4.18 Burglar bars

External burglar bars/internal burglar bars visible from the street are not permitted. Security gates will be considered provide request is submitted by the home owner to the HOA for approval.

4.19 Swimming Pools

Any swimming pool may be constructed subject to the same approval process as the building plan. The outside edge of the pool may not be over the building line. The fencing of the pool must be sympathetic to the architectural style and designed accordingly. A clear view (welded mesh) type fence must be used to fence off any swimming pool area. No palisade type (pre-fabricated sparred steel) fencing will be allowed.

Any pool area accessible to public must be provided with a childproof gate. All services will be laid underground to the connection point.

Swimming pool water may not be emptied onto the green areas but must be channelled into the rainwater harvesting system to be reused on the property.

Swimming pools	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	Visible pump.	Child proofing as per National Building Regulations.

4.20 Air-conditioning Units

Air-conditioning plants equipment to be positioned out of sight of streets and parks. Noisy plant and equipment will not be allowed. No air conditioning units to be installed higher than 1,8m above natural ground level.

4.21 Awnings

Only awnings, canopies or shutters will be approved by the Aesthetics Committee if it is clearly designed as part of the structure.

Awnings	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	Shade cloth or netting. Fibreglass sheeting on any colour not earth-toned.	Earth-toned Chromadek roof materials to be matched window and door awnings.

4.22 Signs

All signage (contractors' boards etc.) may not exceed 600mm x 800mm and may only be mounted in front of the applicable property, one per stand.

Street numbers and address signs on approved post and plate, in natural, unfinished materials only. See the Building Rules for complete information.

4.23 Safety signs

Safety signs must be attached to all Builders' Information Boards.

Stand and street numbering or house numbering must be in line with the prescribed policy.

No temporary structures such as a trailer, tent, shack, timber outhouse etc. will be tolerated on the premises. Caravans, boats and trailers must be housed in a garage or approved carport for that purpose. (Out of sight from street visibility).

4.24 Landscaping

All landscaping to be limited to indigenous species and will be done by the Home Owners Association on all common areas, excluding sidewalks directly in front of stands, which shall be the responsibility of the Home Owner.

It is recommended that the official Estate landscapers be used to ensure that the indigenous landscaping used in the public areas be carried out through the entirety of the Estate.

A landscaping design of the property should be prepared and submitted to the Aesthetics Committee with the architectural design for approval. The garden landscaping must be completed within 30 days of issue of the Local Council's occupational certificate as per an approved landscape drawing.

All landscaping plans must display what method of storm water disposal will be employed. Only surface drainage will be allowed to discharge directly into neighbouring stands and must comply with national Building Regulations. Ideally, storm water should be discharge into a storm water drain, water feature, or soak pit.

The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Trees to be planted in the road reserve must abide by the following guidelines:

- A minimum of 3 (Three) trees must be planted in the road reserve per street boundary.
- Planting should not interfere with pedestrian traffic or obscure the vision of motorists.

No shrubs, trees, flowers or plants may be planted on sidewalks or pavement in front of the erf without prior written approval by the CRHOA.

No trees, plants or sidewalk lawn may be removed without prior approval of the CRHOA Children's play areas, "Jungle gyms" etc. must be adequately screened from streets and should conform to the use of natural materials.

Landscaping elements	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	Non earth-tones.	Stone or clay pavers. Timber decks. Tinted screeds. Water features. Maximum 35% of open area may be paved.

4.25 Normal Residential Operation

The properties will be used for single-family residential purposes and no other. No business or commercial buildings may be erected, or residences utilized for that purpose. This excludes the sales functions of the developer until the marketing of the estate is complete. No business activity or hobby, which would cause aggravation or nuisance to fellow occupants, may be conducted, including auctions and jumble sales.

4.26 Further Subdivision and Consolidation

The Estate Management Association will not allow ~~not~~ subdivision of erven. Consolidated erven shall pay levies on the original number of erven, but can never sub-divide again.

4.27 Maintenance of Exteriors

Each owner will maintain his property (both house and landscaping) to the satisfaction of the Estate Management Association. Should recoating of any external elements be considered, this must be submitted to the aesthetics committee prior to works commencement.

4.28 Noxious Vegetation

No owner shall permit the growth of noxious vegetation on their property or on the sidewalk or common areas. All erven must be maintained in a slightly manner.

4.29 Litter, Trash or Garbage

As mentioned before, garbage will be permitted on the pavement on the day of Council removal of refuse only. Should it not be removed by council for some reason, the refuse must be taken by the owner and retained on their property until the next date of intended removal, or remove it themselves. All garbage must be contained in approved municipal black bins.

4.30 Nuisance

No owner may permit unreasonable noise, odorous or disturbances on their property at any time.

All vehicles must have designated garages / carports on each property. No vehicles are to be left parked in other areas on a regular / permanent basis.

No vehicles may be repaired or maintained on the property other than normal cleaning

4.31 Garage Doors

Garage doors should be kept closed at all time except during normal operating activity. No mirror type of clear (see through) type garage doors are permitted.

4.32 Livestock or Poultry

No livestock or poultry of any kind may be bred or kept on any erf except cats and dogs or any other reasonably, considered household pets. These pets may not be bred for commercial purposes.

4.33 Prospecting Activities

No quarrying or mining operations of any kind will be permitted on any erf, nor wells, boreholes, tunnels, shafts or any other structure or excavation related to mining or any such activity will be allowed.

4.34 Windows, balconies & patios:

A major concern in the Estates is the matter of privacy; this is the single most common point of conflict. Balconies, windows and patios facing street/north/between 12.5° east or west from north is allowed, any other orientation may not infringe/overlook the neighbours private space:

1: Windows- Such windows must be obscured and restricted in their opening.

2: Balconies & Patios – a permanent screen is required where it overlook neighbours private space.

4.35 Water storage & rainwater harvesting containers

4.35.1 All plans for new dwellings or amendments to dwellings submitted for approval to the CRHOA must indicate the placement and usage of a water storage container of at least 2 500 litres to be used for the potable water of the dwelling.

4.35.2 All plans for new dwellings or amendments to dwellings submitted for approval to the CRHOA must indicate the placement and usage of rainwater harvesting storage containers to be used as an integral part of the water and/or garden water reticulation system of the dwelling.

4.35.3 No plans will be approved if no water storage and rainwater harvesting container/s are part of the water reticulation design of the dwelling or property.

4.36 Design requirements and restrictions Requirements

A design policy of understatement and robustness which owners should endeavour to adhere to should be applied. The following design principles should be followed:

- Decide the message of the architecture
- Decide to communicate that message clearly
- Omit everything that does not contribute to the message. Add everything that contributes to the message.
- Decorative elements and non-functional elements must be eliminated to maintain architecture of uncompromising honesty.

The use of raw materials showing their true textures and colour. The emphasis should be more the combination of textures than colour differentiation

4.37 Electrical wiring requirements

- Ripple relays must be installed in the house DB. These relays are to be purchased from Council only since it needs to be programmed by them as well. Estimated cost will be ±R1000. IMPORTANT: Circuits must be separated to control all geysers, underfloor heating, air conditioners and pool heating systems and heat pumps. Details on how to acquire the ripple relay can be provided at a later stage. Council are to be contacted directly to make arrangements.
- Surge protection (lightning arrestors) to be installed in each unit and a separate Bare Copper Earth with each and every service connection to each unit OR 16mm Earth Rod at each unit and 16mm Bare Copper Earth Wire from the earth rod to the DB in the unit.
- House must provide an onsite earthing system. If Item 2 above is adhered to, the latter will be covered.

4.38 Restrictions

- All services pipes and conducting to be concealed in ducts. No exposed pipes will be allowed on facade surfaces.
- The minimum size of a residence is **140sqm** including at least a single garage. This includes all square meters such as servant's quarters etc.
- No artificial cladding i.e. Concrete replica stone work and rocks will be allowed
- Only one dwelling for staff and garages per full title site may be erected, (if the site area allows).
- No Wood panel (except pre-approved picket fencing or a wood detail as part of a wall design) or wire fencing ("draad") will be allowed
- No Thatch or Galvanised / Zinc sheet roofs
- No Razor wire will be allowed
- The use of Asbestos will not be allowed
- Maximum of 50% coverage allowed
- First floor to ground floor coverage to be maximum 80% (inclusive of double volumes).

5. PLAN APPROVAL PROCEDURES

5.1 Rules and Regulations

No building or addition may be erected or altered without the prior approval of the Aesthetic Committee. This does not apply to internal alterations. The design of the dwelling and the entire stand must show sensitivity to the existing natural features, flora and topography. Permission must be obtained from the CRHOA before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding existing structures must be taken into account with the designing process.

The approval process must be strictly adhered too, as stipulated below. It is understood that

the approval of plans by the Aesthetic Committee does not supersede any legal, common law or municipal by-laws governing those issues.

5.2 Plan Submission

Sketch plans and working / council drawings must be submitted to the Aesthetic Committee for approval **prior** to submission to the local authority. The architect should check the Development and Architectural Design Rules relevant to the particular site, prior to commencing any work. Specific attention should be given to building lines and building restrictions applicable to each erf.

Procedural list for plan submissions and approvals:

1. Owner do a **rough sketch** of the house he has in his mind.
2. Take the sketch to his **private architect** or to the **Control Architect** of the Estate for drawing the plans for the proposed house.
3. The private architect will **acquaint himself** with the Architectural Design Rules of the Estate before starting with the first design of the owner's house plans.
4. After the final design of the plans, the private architect **submits his final designed plans DIRECTLY to the Controlling Architect** of the Estate who will scrutinize the plans in line with the Architectural Design Rules of the Estate.
5. If there are any **uncertainties** the two architects will solve all queries. It is very important for the Private Architect to consult with the Controlling Architect at all times, and vice versa.
6. If any **changes** are to be made to the building plans, the Controlling Architect will inform the Private Architect about the changes to be made. The private architect will **resubmit** the adjusted plans directly to the controlling architect again.
7. After approval of the plans by the Controlling Architect, the Controlling Architect will **inform the HOA** about the approval of the plans.
8. The private architect will also be informed to collect the plans from the Controlling Architect and to **submit to the Local Authority** for approval.
9. The Controlling Architect completes the Stand File with the following documents inside and submits the Stand File to the HOA Office for attention of the Estate Manager:
 - Proof of the payment of the Building deposit.
 - Water & Sanitation Division plan.
 - Retaining structure plan.
 - Water reticulation plan which includes water and rainwater harvesting storage containers.
 - Electrical reticulation plan which includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
 - Measurements of the applicable stand in relation to other surrounding stands.
 - Check list of the Controlling Architect.
 - Plan Approval Application of the Controlling Architect.
 - Sample sheet co-signed by the owner and the architect.
 - Building Financial Clearance. (Settled status of the levy account).
 - Final plans approved by the Controlling Architect.
 - Appointment & acceptance letters of the Structural Engineer for the complete project.

- Proof of ownership (Title Deed / Deed of Transfer).
 - Proof of payment of submission fee to Controlling Architect
10. The owner submits one full colour set of the Local Authority's approved plans to the Estate Manager during the initial building project interview.
 11. Sketch plans or preliminary working drawings should be submitted to the Aesthetic Committee, along with a site Development Fee which includes the following;
 - Scrutiny fee for design approval;
 - Scrutiny of landscape plan;
 - Scrutiny of structural design; and
 - Site damages fee.

First Submission: One set of drawings (Signatures not necessary at this stage).

Final Submission: 4 sets of drawings signed by all the relevant parties involved.

Provide at least one 3-dimensional drawing in full colour to show all the finishes of the building.

12. All plans necessary for Local Authority approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the CRHOA. Plan approval fees charged by the Mogale City Local Municipality are for the owner's account.

5.3 The following items must be clearly indicated on the plans submitted:

- Area of dwelling including patios and outbuildings
- Area of the Stand.
- Coverage (%) & Floor Space Ratio.
- The percentage of first floor relating to ground floor.
- All external finishes including a colour specification on a sample sheet. One elevation to be coloured accordingly.
- Boundary wall / fence details, elevation of street wall and a note that the wall will be completed and finished on both sides.
- Position of **water storage containers** and the design of the water reticulation system in the dwelling.
- Position of **rainwater harvesting containers** and the integration of such in the design of the water reticulation system of the dwelling.
- Electrical reticulation of the dwelling which indicates and includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
- Drainage and how it is concealed. A note on the plans that the drainage on single storey level (any sewer on the ground floor lower than 900mm high) will be finished to match the colour of the house.
- Coloured site plan to scale 1:200 with the footprint (not plan) of the house showing:
 - i. Single and double storey areas differently hatched / outlines and indicated.
 - ii. Street, Single storey as well as Double storey building lines.
 - iii. The width of the driveways, the paving to be used and a note to indicate that there is no obstruction to the entrance/exit.
 - iv. The height of existing and new walls and a note that the new wall will be completed and finished on both sides.
 - v. The distance of the sewer connection to the nearest boundary and the depth of the connection as indicated on the connection slip
 - vi. All distances of all structures/swimming pools to the boundary (show perpendicular), as well as all distances between structures /pools.

- vii. Erf dimensions, adjacent stand numbers and park / walkway areas.
- viii. Kitchen / drying yard with washing line screened.
- ix. Please note that all walls shown on plans must be built before a clearance certificate will be issued.
- x. All boundary walls to be shown on site plan & a section, elevation & detail must be on plans.
- xi. Outside toilets to have either a screen wall or the door to have a self-closing arm.
- xii. All building sites to be screened before building may commence.

The signatures of both the Owner and Architect. An original Power of Attorney to be provided if the owner has not signed the plans. In addition to this, a Professional Structural Engineer must be appointed and sign on the plans prior to approval by the Aesthetical Committee.

A copy of the company registration documentation, letter of good standing and current NHBRC Registration Certificate issued to the appointed Builder, as well as the NHBRC Enrolment Certificate, must be submitted to the Building Manager of the HOA prior to commencing with any building activities.

A checklist and application form are to be obtained from the controlling architect before submitting the plans. Please complete the application form in full before submission. The above should be submitted to the Aesthetic Committee;

The CRHOA reserves the right to change the plan submission procedure/rules at any stage.

5.4 Plan approval fees & processes:

Architects and Landscape Architects may obtain all documentation, application forms and plans relevant to the site from CRHOA. Submit Site Development plan and sketch plans to Home Owners Association who then forwards those to the Aesthetic Committee.

Approval fees for first dwelling:

- A plan approval fee of R2 750.00,
- Structural engineer review fee of R1 000.00 (if applicable)

per erf is payable to the Managing Agent (CSi Management).

Proof of the deposit must be submitted to the CRHOA Architects at the architect's offices on submission of plans.

Submission fee for amended plans: R1500.00

Submission fee for additions to an existing house: R950.00.

All Approval Fees are payable to the CRHOA Architects on submission to their offices.

Fees must be deposited in the following account:

BANKING DETAILS FOR PAYMENTS:

Account Name: CSI PROPERTY MANAGEMENT TRUST ACCOUNT

Bank: STANDARD BANK

Account No: 283240342

Branch: 019205

Reference: CRHOA – Stand Number

The Aesthetic Committee scrutinizes the sketch plans and either approves the concept plans, requests amendments or disapproves totally.

The sketch plans are collected by the architects and if approved, developed to Council /working drawings. If amendments are required, submit those amendments for approval. If

disapproved, new designs need to be submitted.

Council / working drawings must be submitted to the Aesthetic Committee for scrutiny. It is essential that the working drawings submitted is a duplicate of the approved sketch plans. If approved, the Aesthetic Committee will apply the stamp of approval, which will be required by the local authority for their approval.

The working drawings prepared for submission to the Local Authority should first be submitted to CRHOA for scrutiny and approval, at least three weeks prior to the anticipated Local Authority submission. Two full sets should be submitted.

This document should be considered supplementary to the National Building Regulations (NBR) and the local Authority requirements. Should there be any discrepancy, the NBR and Local Authority requirements should take precedence.

Any application for waivers of Local Authority requirements should first be approved by CRHOA.

Once again, if amendments are required, those are to be done and re-submitted to the Aesthetic Committee for final approval. The decision of the Aesthetic Committee is final.

The following final plans must be submitted to Kunz Raubenheimer Architects:

- Two sets of final colour plans, three sets of black and white final plans.

On approval, the drawings/plans will be stamped with the CRHOA "approval stamp", and one set returned to the owner. One set will be forwarded by Kunz Raubenheimer to CRHOA by means of a Stand File.

Note: the Local Authority will never scrutinize any plans without CRHOA's "approved" stamp.

On approval by CRHOA, the drawings can be prepared for submission to Mogale City Local Municipality in terms of the National Building Regulations, and the Council submission requirements.

It is noted that the Aesthetics Committee's comments and decisions are made in the best interest of the Estate and are final and binding. These are made in their unfettered discretion.

Once all the plans are approved in terms of the Aesthetic requirements and Local Authority, construction may commence after the necessary initial building project interview took successfully place. During this compulsory interview forms will be completed, agreements will be signed and the building project will be unrolled. It is compulsory for the owner and the main building contractor to attend these interviews together.

Note: No building work may commence without the approval of CRHOA and the Local Council.

Each design will be reviewed in relation to its own merits. Whilst a proposal may comply with the rules and guidelines contained in this document, the final design must in every way comply with the Aesthetic purpose of the Estate. The review process will determine this.

6. APPROVED BUILDING MATERIALS AND DESIGN STYLES

6.1 COVERINGS

The following roof coverings will be allowed:

- Approved Metal Sheeting (Chromadek)
- All concrete roof tiles
- Slate roof tiles
- Flat concrete roof with non-reflecting finish
- Translucent sheeting IBR clear or opaque
- Polyurethane sheeting.

All roof colours must be natural colours, Dark Grey or Charcoal, and approved by the Aesthetical Committee. The roof sheeting must be of “Chromadek” material and colour coded.

No un-painted or non-colour coded galvanized roof coverage or gutters, drain pipes, solar panel pipes, exposed sewerage pipes, etc. will be permitted.

All exposed gutters, rainwater storage facilities, water tanks and equipment, solar geyser pipes, solar pool panel pipes, sewerage pipes, etc. must be painted to match the colour of the exterior building walls.

All carport, lean-to or similar roofs must have gutters and down pipes to channel storm water. Storm water or rain water from roofs may not fall or drop onto neighbouring stands (Municipal law).

Roofs

No restriction to the roof design is imposed, but galvanized/zinc sheet metal and thatched roofs will not be allowed. Flat roofs must be waterproofed concrete. The waterproofing should be covered with a layer of approved aggregate.

Note the following to the roof clause for clarity:

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Roof fixture / Chimneys	Painted tiles or sheeting.	Concrete or natural Terracotta clay roof tiles.
	Galvanised sheeting to complement main structure.	Slate tiles.
	Pre-cast concrete facings.	Chromadek sheeting (any profile).
	Thatch roof.	Flat concrete roof with non-reflecting finish.
	Reflective metal of any kind.	Translucent sheeting IBR clear or opaque.
		Polyurethane or Polycarp sheeting.

All roof colours must be earthly brown colours or dark grey to charcoal colours, approved by the Aesthetical Committee. Red, green, blue, yellow, white and pitch black will not be allowed.

Antique type tiles will be considered but no mixed tile patterns (different tile colours) will be allowed.

6.2 STRUCTURAL WALLS AND SCREEN WALLS

- Walls may be face brick, plastered or bagged, but colours must be submitted for approval.
- Whenever changes are to be made to exterior colours of a house, it must be approved by the Aesthetical Committee beforehand.
- Face bricks to be used must be of a red stone colour or autumn range of colour and samples must be approved by the Aesthetical Committee before any paint work is undertaken.
- Natural stone and other stone will be permitted but samples must be approved by the Aesthetical Committee beforehand.
- Selected semi-face bricks with autumn colours must be approved by the Aesthetical Committee.
- All screen walls on a stand must be completed and finished on both sides.
- All building materials must always be approved by the Aesthetical Committee.
- Street boundary walls can be a combination of face brick or plastered columns with infill Clearvu (or similar) panels to increase transparency.
- Street boundary walls to be incorporated in the design of the façade and can be set

back in line with garage (or further) to open up landscaping opportunities visible from the street.

6.3 ARCHITECTURAL ELEMENTS AND DETAILS TO BE USED

The following very typical elements could be used but in a modern application:

- Exposed natural stone columns and chimneys
- Natural stone gateways and walls
- Natural stone plinths and wall panels
- Decorative timber handrails
- Exposed timber trusses

6.4. PROHIBITED BUILDING MATERIAL

To allow for diversity and interest, a variety of individual architectural designs and building combinations will be encouraged. In principal, no limitations are placed on building materials other than the following items:

- Unpainted plaster (except cement oxide or if shown on approved elevations);
- Wood panel fencing;
- Razor wire;
- Palisade fencing;
- Asbestos.

7. PAVING AND LANDSCAPING

7.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the Cradle Ridge Estate. Sidewalks/pavements/road reserve don't form part of a residential stand but is the servitude of the Local Authority. No concrete/brick construction works are to be done on sidewalks/pavements/road reserves in any form.

7.2 The landscaping theme of The Cradle Ridge Estate is to be encouraged in the use of indigenous trees and plants.

7.3 All driveways must be paved. No imprint concrete or concrete paving is allowed on the Estate. Preference will be given to clay brick paving, coloured interlocking or cobble stone.

The paved sidewalk must get priority over the drive-ways and may not be removed.

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

7.5 Planting of hedgerows is also encouraged where palisade fencing is used.

7.6 No trees, plants or sidewalk lawn may be removed without prior approval of the CRHOA.

7.7 No shrubs, trees, flowers or plants may be planted on sidewalks without prior written approval by the CRHOA.

8. CONSTRUCTION ACTIVITIES

GENERAL:

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

- 8.1 All building materials are to be stored within the site boundary; no material is to be off-loaded onto the road or road reserve/sidewalk/ pavement.
- 8.2 No advertising or sub-contractor's boards will be permitted prior to approval by the CRHOA. Only the approved main building contractor's professional builders' information board will be permitted. The dimension of such boards may not exceed 600 mm x 800 mm.
- 8.3 No workmen will be permitted on site between 18H00 and 06H00. With prior arrangement with the CRHOA, a night watchman may be permitted to remain on site to safeguard building materials.
- 8.4 All contractors must provide screened ablution facilities for the workmen and sub-contractors under his control and according to the prescribed rules of the Estate.
- 8.5 Construction hours are restricted from 06H00 to 18H00 Monday to Thursdays. Fridays 06H00 to 15H00. Saturdays: 07H00 to 13H00. No construction activity is to take place on Public Holidays or Sundays.
- 8.6 Delivery routes and hours may be redefined from time to time by the CRHOA and all contractors are to obtain these restrictions from the HOA Management. A separate entrance specifically for construction vehicles to the Estate must be used by all construction vehicles during working hours.
- 8.7 Fines and spot fines may be levied from time to time by the CRHOA for contractors and delivery vehicles that spill material on the tar road, damage roadways and kerbs, stain tarmac and generally create nuisance within the estate.
- 8.8 During the approval of the building plans at the Controlling Architect, owners must sign the sample sheet as proof of agreement regarding the external colours of their house, the paint code and number must be reflected, the type and colour of the driveway paving, roof colour and type, colour and type of bricks as well as the type of roof tiles.
- 8.9 **COLOUR OF PAINT on the exterior of houses.**

House walls and street side boundary walls must be well painted and well maintained at all time.

All external colours on a house must be **earthy soil/ground colours** as determined by the Aesthetical Committee.

Colours prohibited are all shades of blue, green, yellow, red, purple, pink, orange. Clarity on all colours must be obtained from the Aesthetical Committee of the Estate, the Estate Manager in person.

The compliment/accent/secondary colours on the exterior structural facets of a home must be within reasonable acceptance of the Aesthetical Committee and be approved by the Aesthetical Committee before the paintwork is done.

All contractors and workers must be registered for finger access to the Estate.

Re-paint of residential houses:

For the re-paint of the exterior of a house the owner and the contractor must therefore attend a project interview with the Building Manager of the Estate for the project to be registered and all agreements and contracts to be signed.

Samples of the colours to be painted must be submitted to the Building Manager beforehand. The colours to be painted must first be approved by the Aesthetical Committee according to a set criteria and before the paint can be applied to the exterior of the house. The sample of the proposed new colours together with the name of the manufacturer and

the colour codes must be submitted. Copies of the plan of the house (site plan and elevations) indicating where which colour will be painted must also be submitted.

Inspections on the external colours of a house will be done by the Building Manager from time to time. The final approved colours must be signed off by the Building Manager of the Estate on behalf of the Aesthetical Committee.

All contractors and workers must be registered for finger access to the Estate.

Paint of newly built houses:

For a new house the inspection will be carried out according to the signed sample sheet approved by the Aesthetical Committee and the owner during the approval of the building plans by the Controlling Architect and Aesthetical Committee. Negligence to this rule will lead to penalties being imposed. Colours will be approved according to the set criteria for exterior paint work.

A sample block of one square meter of each external colour must also be painted on an outside wall before the inspection can take place.

Inspections on the external colours of a house will be done by the Building Manager on a continuous basis.

The final approved colours must be signed off by the Building Manager of the Estate on behalf of the Aesthetical Committee.

The owner of the house and/or his building contractor must arrange such final inspections with the Estate Manager.

8.10 Water tanks.

All water tank colours must be natural colours (to match dwelling), Dark Grey or Charcoal, and approved by the Aesthetical Committee.

8.11 Projects on residential stands.

All **projects on residential stands** (swimming pools, additions, carports, lean-to's, fishponds, maintenance, renovations, paintwork, decks, louvre roofs, etc.) must be registered with the HOA before any project is conducted. The owner and the contractor must attend a project interview with the Manager of the Estate beforehand, for the project to be registered. Contractors and workers must be registered for finger access to the Estate. For some projects approval from the Local Authority is needed. The procedures of the HOA must be followed at all time.

Penalty for breaching Rules:

R2500,00 per contravention and R500,00 per day.

9. GENERAL

- 9.1** The developer will eventually secure the entire township and provide secured gate control. Because building activities will take place, owners must ensure that their residences are properly secured at all time. Residential security is the responsibility of the owners themselves. Only families are permitted on residential homes. The rules of the Estate do not permit any form of guesthouses or boarding houses or alike. For this reason, multiple families or boarders are not permitted on the Estate. Only one family per residential house, per erf, can also be registered on the electronic residential system of the Estate.
- 9.2** The home owner or his Architect discuss his proposed design concept with the Aesthetical Committee at an early stage or before any changes are planned.
- 9.3** No private boreholes will be allowed, other than the existing boreholes in the township to feed all the water features.

- 9.4** The CRHOA will be responsible for the maintenance of the streets, street lights, road signs, water and sewer reticulation systems.
- 9.5** The day to day running of the estate will be managed by the CRHOA. The financial management of the Estate will be done by CSi Management. All queries regarding levies or any financial enquiry relating to the running of the estate must be directed to CSi Management.

9.6 Boundary walls

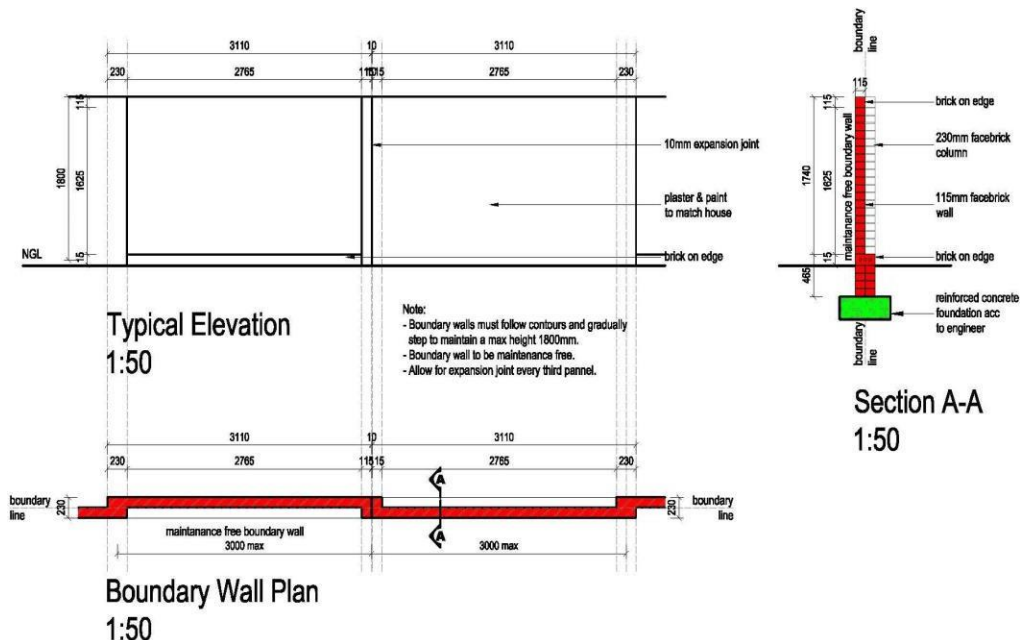
All boundary walls, including the foundation thereof, should be built on the owner's own stand. The side of the boundary wall facing the neighbour can be left unfinished but neat. The Estate Manager will do an inspection to approve the construction and completion of the boundary wall.

Alteration of the natural ground level:

Due to the nature of the Development Scheme it will be required for owners to fill and level out the erven before or after construction of the dwelling.

A *retaining wall* which forms an integral part of the design and structure of the boundary wall might have to be erected. The erected retaining wall must be the same height as the proposed new landfill level. The owner of the erf altering the natural ground level must ensure that the new height of the boundary wall on his/her side is 1.8 meter as from the new round level and is responsible for all the costs related to the higher boundary wall. To build a retaining wall, a structural engineer must be appointed to attend to the design of such retaining wall and also to sign off on the construction of the wall on completion thereof. Plans of such retaining wall must also be submitted to the CRHOA for approval.

The typical design of boundary walls on the Estate (this design may be altered by the Directors from time to time):



9.7 BALCONIES, SWIMMING POOLS AND LEAN TO'S

- 9.7.1 The privacy of surrounding properties will be considered by the CRHOA. Balconies and windows on the first floor are allowed at the street/North/park facing side of a stand. Any other balconies, windows and living spaces will be approved by the CRHOA on individual merits, taking into account the overall design & layout of the plan and location of the stand in the Estate and the neighbour's privacy.
- 9.7.2 No balconies are allowed on the southern side of a house except on street facing.
- 9.7.3 A street facing balcony on the first floor does not need to be screen walled. (the distance from the neighbours' house is far off).
- 9.7.4 An eastern or western balcony facing the neighbours directly and which is within the primary right, doesn't need to be screen walled 1.8 meters high.
- 9.7.5 Should a street be on the western boundary of a house, a western window on the first floor with clear glass can be approved for such a house.
- 9.7.6 If an eastern or western window with clear glass on the first floor is of 3 meter or more distend from the neighbours' boundary wall, it should not have a great effect on privacy and can for that reason possibly be approved. If windows are to be obscured, it will be inspected during the Aesthetical Occupancy Inspection of the HOA and instructed thereafter.
- 9.7.7 Swimming pools are preferably not allowed on the southern side of a house. A copy of the Local Authority's approved plans must be submitted to the HOA for all swimming pools.
- 9.7.8 All lean-tos & carports to have Local Authority approved plans and submitted to the HOA.
- 9.7.9 The Primary Right: The primary right of an owner/stand determines whether windows facing direct neighbours need to be obscured or not. All bathroom and toilet windows must be obscured.
- 9.7.10 Good orientation is required of all designs. As per SANS 10400 openings and windows must mostly face north. Exposure to the west must be limited as far as possible. Orientation and position of patios, verandas and social outdoor spaces to the North-east of the buildings. Service areas and auxiliary areas can be positioned to the south through west side of the buildings

9.8 Energy Efficient Design Regulation : SANS10400XA

It is the objective of the Cradle Ridge Estate that developments within the estate should conform to environmental and energy efficiency design considerations. In line with this, it is therefore a requirement that any development within the estate should incorporate energy saving systems / mechanisms. Plans will only be approved if such mechanisms have been incorporated and are clearly shown on the drawings.

Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval plans. All down pipes must match the colour of the wall to which it is fixed. The tank

of the solar geyser must preferably be inside the roof and not visible from street view.

According to this new regulation, which came into effect on 10 November 2011, the orientation and shading of a house should comply with the requirements of SANS 204. (Paragraph 4.2 clause 4.2.1 (b)).

SANS 204 (paragraph 4.2) refers:

" Buildings should be orientated approximately true north."

" Living spaces should be arranged so that the rooms where people spend most of their hours are located on the northern side of the unit. Uninhabited rooms such as bathrooms and storerooms can be used to screen unwanted western sun or to prevent heat loss on the South Facing facade. Living rooms should ideally be placed on the Northern side"

" The longer axis of the dwelling should be orientated so that it runs as near East/West as possible"

- 9.9 Penalties for deviation from any Architectural Design Rule, approved Aesthetical Committee plan or approved Local Authority plan is R5000,00 as spot fine together with R1500,00 per day. Penalties will be imposed on the levy account of an owner automatically and without lengthy communications or discussions. Only one notification will be send by e-mail to an owner.

10. BUILDING PLAN SUBMISSIONS

The following must be adhered to before building plans will be considered for inspection:

10.1 PLAN APPROVAL FEES ON SUBMISSIONS

- 10.1.1 The following SUBMISSION FEES are payable to CSi Management on submission of plans:

- A plan approval fee of R2750,00 per house.
- Structural engineer review fee R1000,00 (if applicable).

- 10.1.2 The following fees for amendments and additions are payable:

- Submission fee for amended plans: R1500.00.
- Submission fee for additions to an existing house: R950.00.

- 10.1.3 Banking detail are:

Account Name: CSI PROPERTY MANAGEMENT TRUST ACCOUNT

Bank: STANDARD BANK

Account No: 283240342

Branch: 019205

Reference: CRHOA – Stand Number

10.2 BUILDING DEPOSITS

- 10.2.1 A building deposit of **R10 000** (Ten Thousand Rand) must be paid to CRHOA, simultaneously with the submission of the building plans for approval, and will be held in trust, by CSi Management (interest free) pending completion of the building works and the issuing of an occupation certificates. Plans will only be approved once this payment is made in full. A total of R 7 000 of such building deposit is refundable after issuing of the Aesthetical Occupancy Certificate by the CRHOA.
- 10.2.2 The building deposit will be used if there is a breach or non-performance to remove rubble or make good any damage caused by the owner, contractor or sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding fines or spot fines.
- 10.2.3 The portion of the building deposit that can be refunded will be done after submission, to the managing agent, of a Local Authority's Certificate of Completion and Occupancy and such refund shall be effected after the CRHOA has done a Aesthetical Occupancy Inspection and certified that the erf and surrounding area has been properly restored and the dwelling has been constructed and completed as per the approved building plans.
- 10.2.4 The CRHOA reserves the right to utilise the building deposit and claim any additional amount from the owner, against the levy account of the erf, if the cost or cost of repair referred to in clause 10.2.2 above is higher than the building deposit held by the CRHOA.
- 10.2.5 Proof of the payment of the building deposit must be handed in with the Controlling Architect before the plans will be approved by the Aesthetical Committee.
- 10.2.6 Building deposits are payable for all carports, additions, swimming pools, renovations, lean-tos, louvre roofs, all construction related work, etc.
- 10.2.7 Local Authority approved plans must be submitted to the HOA for: additions, carports, swimming pools, lean-tos, renovations, louvre roofs, all construction related work, etc.
- 10.2.8 Building deposits or Residential Project Deposits are not payable for projects like paving or electrical work.

10.3 SUBMISSION OF PLANS

NOTE: Plans for approval must be submitted directly by the owners' private architect to the Controlling Architects being Kunz Raubenheimer Architects (.

- 10.3.1 First Submission: One (1) set of drawings (Signatures not necessary at this stage)
- 10.3.2 Final Submission: Two (2) colour sets and three 3 black-n-white sets of drawings signed by all the relevant parties involved.
- 10.3.3 All plans necessary for Local Authority approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the CRHOA. Plan approval fees charged by the Mogale City Local Municipality are for the owner's account.
- 10.3.4 The following items must *inter alia* be on the plans:
- Area of dwelling including patios and outbuildings

- Area of the Stand.
- Coverage (%) & Floor Space Ratio.
- The percentage of first floor relating to ground floor.
- All external finishes including a colour specification on a sample sheet. One elevation to be coloured accordingly.
- Boundary wall/fence details, elevation of street wall and a note that the wall will be completed and finished on both sides.
- Position of **water storage containers** and the design of the water reticulation system in the dwelling.
- Position of **rainwater harvesting containers** and the integration of such in the design of the water reticulation system of the dwelling.
- Electrical reticulation of the dwelling which indicates and includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
- Drainage and how it is concealed. A note on the plans that the drainage on single storey level will be painted to match the colour of the house.
- Coloured site plan to scale 1:200 with the footprint (not plan) of the house showing:

1. Single and double storey areas differently hatched / outlines and indicated.
2. Street, Single storey as well as Double storey building lines.
3. The width of the driveways, the paving to be used and a note to indicate that there is no obstruction to the entrance/exit.
4. The height of existing and new walls and a note that new wall will be completed and finished on both sides.
5. The distance of the sewer connection to the nearest boundary and the depth of the connection as indicated on the connection slip
6. All distances of all structures/swimming pools to the boundary (show perpendicular), as well as all distances between structures /pools.
7. Erf dimensions, adjacent stand numbers and park / walkway areas.
8. Kitchen yard with washing line screened. Please note that all walls shown on plans must be built before a clearance certificate will be issued.
9. All boundary walls to be shown on site plan & a section, elevation & detail must be on plans.
10. Outside toilets to have either a screen wall or the door to have a self-closing arm.
11. All building sites to be screened before building may commence.

- The signatures of both the Owner and Architect. An original Power of Attorney to be provided if the owner has not signed the plans.
- The owner and the architect must both sign the Sample Sheet for the external wall paint, paving, roof material & colour and the bricks & cladding.

10.3.5 A Professional Structural Engineer must be appointed and sign on the plans prior to approval by the Aesthetical Committee.

10.3.6 A copy of the current NHBRC Registration Certificate issued to the appointed Builder as well as the NHBRC Enrolment Certificate, must be submitted to the Estate Manager of the CRHOA prior to commencing with any building activities.

10.3.7 A signed Annexure A to be submitted to the CRHOA prior to approval of plans.

NB: A checklist and application form is to be obtained from the controlling architect before submitting the plans. Please complete the application form in full before submission.

The CRHOA reserves the right to change the plan submission procedure/rules at any stage.

11 SAFETY FILES & SAFETY CERTIFICATES.

According to the ***Occupational Health & Safety Act, Act 85 of 1993 (Regulation #5)***, the owner of a stand for whom construction work is performed is the "*client*" by the Act and is responsible and accountable for the safety of all workers on his stand during a building period.

For this reason the owner is financially responsible for the Safety File system that will be applicable to the building project on the building site and all the inspections related to the site's safety.

The owner must appoint a Safety Officer from the list of the accredited safety officers of the Estate.

The appointed Safety Officer compiles the Safety Files on behalf of the owner (client) or assess the correct self-designed safety file by the owner in order to issue the Safety Certificate that must be handed in with the HOA's Building Manager.

The Safety File system is the property of the owner although the main building contractor, who is the principal contractor by Act, will manage the Safety File system during the building project.

The set of Safety Files must be handed back by the main building contractor to the owner (client) on the day of the successful Aesthetical Occupancy Inspection that is done by the HOA's Building Manager.

The owner must keep the set of Safety Files secured at all time.

12. THE LATEST VERSION OF THESE RULES

The latest version of these rules will always be regarded as the applicable version under all circumstances.

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13. DECLARATION BY OWNERS: ACKNOWLEDGEMENT OF RECEIPT OF ARCHITECTURAL DESIGN GUIDELINES AND UNDERSTAND OF THE RULES THEREIN

NOTE:

This section is an Annexure to the Architectural Design Rules and serve to be signed and submitted to the Controlling Architect Kunz Raubenheimer.

The owner and his/her contractor and sub-contractors will be bound by these Architectural Design Guideline and any amendments thereto from time to time, and no elevation or relaxation will be permitted without the prior written approval by the CRHOA.

In the case where the property is sold or leased, the seller or lesser must ensure that the buyer or lessee receives a copy of these rules and which is binding on the buyer or lessee at all time.

STAND NUMBER:	
OWNER'S INITIALS & SURNAME:	
OWNER'S CELLPHONE NUMBER:	
OWNER'S SIGNATURE:	
DATE SIGNED:	
ARCHITECT:	
ARCHITECT'S CELLPHONE NUMBER:	
DATE SIGNED:	