

HOMEOWNERS' ASSOCIATION

BUILDING REGULATIONS

Board Approved 25 September 2026

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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) consists of 19 townships 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 in conjunction 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 member 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 alteration to an existing structure, may be undertaken on the Estate without approval from the Board of Directors and 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, free from the options listed in the Dispute Resolution Procedures of the WRCE HOA, adopted in September 2018.

2.5 The member shall be responsible for adherence to National and Local Authority Regulations.

2.6 Once building plans are approved by the Board of Directors, the members 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 the date of the approval stamp. The same plans may be re-submitted after 2 years for an extension of its approval for a further period, 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 member may follow the Dispute Resolution Procedures of the WRCE HOA, adopted in September 2018.

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 demolition order.

3. BUILDING PLAN SUBMISSION PROCESS AND PROCEDURES

3.1 An Architectural Committee comprising of at least 2 (two) members of the Homeowners Association, officials and/or professionals 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 Architectural 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, White River Country Estate.

3.3 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.

3.4 Should a member not agree with the decision of the Architectural Committee, he may appeal to the Board of Directors who would take a final decision, subject to Clause 2.8 above.

3.5 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.

3.6 It is the goal of the Architectural 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 Building plans in respect of any building or structure shall be submitted to the Architectural Committee for approval. One (1) x A3 copy will be retained by the Homeowners Association and two (2) additional paper copies will be endorsed with the approval of the Architectural Committee and returned, with a stamped approval thereon and/or appropriate comments, to the stand owner. Initial submission to be in electronic format – Paper copies to be provided once the committee has approved.

4.2 Plans for alterations, external site and small works may be submitted in A3 (A-Three) format.

4.3 Sketch plans may be submitted in electronic format for initial comments provided the conditions of Clause 3.3 are met.

4.4 Should some wording or description of material or numerical figure appear on the building plans approved by the Architectural 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, clearly indicating the 5,5m max height restriction (ref 7.2.4).

4.7 Any or all additions or alterations would require approval from the Architectural Committee. Application for such approval can at first be made in writing with an explanatory sketch and the Architectural 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 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 Architectural Profession (SACAP). Plans prepared by draughtsman will also be accepted; provided such draughtsman is registered with SACAP and his/her registration number is displayed on the plan.

5. FEES PAYABLE

5.1 The building plan scrutiny fee, as 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 Annexure B: 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 is 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 for 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 are 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.

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

"11.11 Open or exposed **carports** may not be used as storage space and a built-in cupboard shall be erected in open carports if used as storage."

"11.12 Written approval will be obtained from the Association to cover a patio/veranda/porta cochère with canvas or any other similar material."

"11.14 A Resident and not the Association, is responsible to have his exact stand and **boundary pegs** demarcated by a professional surveyor, before commencement of any building work and/or erection of any boundary fence or planting of any flora."

6.6 A copy of the signed surveyor certificate shall be submitted to the Association and kept on file, prior to commencement of any building works.

6.7 The Member acknowledges that for a clearance certificate to be issued by the HOA, the following requirements must be met:

6.7.1 That all moneys due to the HOA are paid in full;

6.7.2 That the property complies with all the HOA's Rules and Regulations;

6.7.3 The Member will be responsible for demarcating and showing the boundary pegs of his property to the HOA officials together with a beacon certificate (survey diagram), failing by which the services of a land surveyor shall be engaged by the Member, at his own cost, to demarcate the stand pegs and to present the certificate / S.G. diagram to the Association to be kept on file. Failure to do so will lead to the refusal by the Association to issue a Clearance Certificate for the transfer of the property.

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 pronate 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** means the annual registration of all **Registration**"	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 Architectural 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 general theme, of tile, face brick / plaster, and earth colours. The views and privacy of surrounding stand owners must be considered and will be considered by the Architectural Committee when considering plans for approval.

7.2.2 The floor area of the main dwelling on each stand, excluding garages, storerooms, and staff accommodation, shall not be less than 180m^2 (one hundred and eighty square meters) in extent.

7.2.3 Outbuildings and additions must match the original design and style, both in elevation and material usage. No second dwellings are permissible.
"OUTBUILDING" definition: this may only accommodate areas with secondary support functions to the main house accommodation; garage/s, carport/s, domestic staff accommodation, garden storeroom, etc.

7.2.4 No buildings shall exceed a height of 5,5m (five comma five meters) measured from the highest point of the stand within the boundaries to the ridge of the roof.

7.2.5 Relaxation of Municipal building lines are generally not allowed and will only be permitted in exceptional circumstances, as the Architectural Committee, in its sole discretion may deem suitable.

7.2.6 No domestic 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.

7.2.7 All new exposed plumbing shall be fully screened from the street elevation, or any other elevation from which it will be visible and painted with the approved brown colours. Existing exposed plumbing must be painted with the brown approved colours.

7.2.8 Application to the Architectural Committee needs to be made for the installation of geysers on the outside of a building (external) and if approved, such (external installation) may only be installed at ground level and may not be visible from street level and shall be painted and screened off to the satisfaction of the Architectural Committee.

7.2.9 <u>Exterior / Garden Area: Fencing of Property</u>

7.2.9.1 All fencing shall be uniform and subject to the approval of the Architectural Committee. Pole fences, used with mesh, may be erected as perimeter fences, and will be limited to a maximum height of 1,5m (one comma five meters). No fences may consist of concrete or brick walls.

7.2.9.2 Electric fences for pets, be it stand alone or wall-top type of fencing, will only be considered upon formal application is made and which application shall conform to the condition of the Occupational Health & Safety Act, 1993 read in conjunction with the Electrical Machinery Regulations, 2011.

7.2.10 Yard Walls

7.2.10.1 Washing lines and kitchen yard areas are required to be screened by a wall. All other external walls are subject to the following conditions:

7.2.10.2 No perimeter or boundary wall on the street elevation of a property is allowed, only short gate supporting walls where required.

7.2.10.3 Retaining walls (not higher than 1 brick above newly created ground level) to be approved by the Architectural Committee before construction.

7.2.10.4 All walls to be constructed of the same materials applicable to the dwelling except for retaining walls, where application could be made for the use of precast concrete block type of bricks ("loffelstein").

7.2.10.5 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 engineer's certificate would be required for a retaining wall higher than 1,2m (one comma two meters).

7.2.11 Yard Gates

Yard gates should in principle be uniform with the permissible pole fencing allowed in terms of section 7.2.9.1 and subject to the following conditions:

- Gate: Steel hollow-section frame with timber slat insert is preferred; steel and timber finishes shall be in accordance with Annexure A, clause 3.1. Where gate supporting walls are required, these need to be in face brick or brickwork with approved stone cladding (present cladding sample for approval prior to commencing).

7.2.11.1 Motorized gates are permissible provided:

7.2.11.1.1 The maximum height of a gate would not exceed 1,5m (one comma five meters)

7.2.11.1.2 Visibility through the gate is required for security reasons.

7.2.11.1.3 The installation of gates may not cause a traffic hazard or congestion for other road users.

7.3 Self-generated power

7.3.1 Should a Homeowner decide to generate their own domestic power, preference must be given to the use 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.

7.3.2 The generation of emergency stand by or alternative power must create minimal noise and air pollution to avoid disturbing or being a nuisance to other homeowners.

Existing Generators

7.3.3 All previously published regulations relating to emergency standby generators are herewith repealed.

7.3.4 The following rules relating to emergency standby generators will come into effect on 1st October 2020.

7.3.5 All emergency standby generators already installed and approved in writing by WRCE HOA as of 1st October 2020 will be subject to the following conditions:

7.3.5.1 Generators with a noise level higher than 55dB will only be allowed to operate between the hours of 06h00 and 22h00. The operating hours can be extended to 24 hours, provided the decibel level of the generator is brought down to 55dB or less and a certificate to this effect is lodged with the HOA.

7.3.5.2 Generators with a noise level higher 55dB may not be fitted with an automatic switch-over from municipal power to stand by generator. Such automatic switch-over mechanism, if connected to a generator with a noise level higher than 55db, must be disconnected or reprogrammed to only

allow automatic operation of the generator between 06:00 and 22:00, within 90 days from 1st October 2020.

Generator Requirements

The conditions hereunder will be applicable to generators installed after 1 October 2020:

7.3.6 Only one emergency standby generator set may be installed on any one property and shall comply with and conform to national and local legislation, including the series of standards issued by SANS prescriptions in respect of electrical wiring for low voltage and noise and pollution abatement.

7.3.7 All generators should be fitted with accessories to reduce noise and to minimize diesel particulate matter (dpm) and nitrogen oxide so that they do not present either a noise or exhaust fume hazard to surrounding residents.

7.3.8 If the generator is to be coupled to the home wiring system, it must be installed by a qualified electrician and the appropriate electrical compliance certificate must be lodged with the HOA office, who will attach this to the approved site plan, prior to operation of the system. A new certificate of compliance shall be lodged with the HOA office after any and every modification or alteration and in any event whenever the property is sold.

7.3.9 Any installation of an emergency standby generator, irrespective of the output or portability, requires prior written approval from the HOA Architectural Committee, which will require a Small Works application detailing specification. Such specifications shall include the decibel level generated by the machine's operation (as stated in the manufacturer's operating manual), the power output of the machine and other pertinent information. Complete installation designs including wiring diagrams, site plan and noise and weather protection structures, must accompany the application.

7.3.10 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 and minimal impact as a result of noise and air pollution.

7.3.11 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 homeowner 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.

7.3.12 Where in the opinion of the Architectural Committee neighbour approval is being unreasonably withheld; the Committee may overrule the refusal based on sufficient motivation.

7.3.13 The emergency standby generator may not be installed on common property and shall be screened from the road.

7.3.14 All fuel for the emergency standby generator must be stored in leak-proof containers and in such a manner as not to cause a fire hazard.

7.3.15 Emergency standby generators which are to be installed as a permanent fixture must be stored and operated in a fireproof and sufficiently soundproofed building or other structure approved by the HOA.

7.3.16 All emergency standby generators installed from 1st October 2020 must comply with a maximum noise level which does not exceed **55dB** as measured at a distance of 7m (seven meters) from the generator and when measured indoors with open windows in neighboring residences.

7.3.17 The Resident of a generator installed after 1st October 2020, must obtain, and provide an acoustics certificate to the HOA as proof that the generator falls within the 55dB limit and such certificate to be provided within a period of 30 days from date of installation.

7.3.18 Should there be a challenge to the noise levels arising from a generator and should the Estate Manager acknowledge that the noise level appears unreasonable, 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 by the estate Manager.

7.3.19 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 55dB, the cost of such service will be recovered from the Homeowner on whose property the generator is installed.

7.3.20 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 relocate the generator within a 90-day period unless written extension is granted via a letter from the HOA.

7.3.21 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.

7.4 Chimneys

All in-house and patio fireplaces need to be linked to a chimney and/or flue pipe and needs to comply with the following conditions:

7.4.1 Chimneys and/or flue pipe should be installed at a height protruding above the ridge of a roof. Support would not be allowed for flue pipes to reach the ridge of the roof and in such an instance should be replaced or supported by a brick chimney.

7.4.2 Stainless steel flue pipe will be allowed but are discouraged and the traditional brick chimney is preferred.

7.4.3 A stand-alone flue pipe and/or its head, be it constructed of stainless steel or other material, should not be a decorative or aesthetic mark for the building.

7.4.4 Mechanical Extractor Fan Installation

Where a commercial-style mechanical smoke extraction installation is contemplated for a patio or internal braai:

- The external components must be discreetly positioned out of the adjacent neighbour' s sight:
- Alternatively, all components must be hidden from view with an acceptable screen – see 7.5.2 – Small works.
- These systems must include a sound attenuation component to limit noise disruption to the adjacent neighbour.
- The outlet may not expel in the direction of the neighbour.
- The installation must be clearly indicated on the building plans (roof plan, section, and elevations)

7.5 Small Works

7.5.1 **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. If installed later, approval needs to be obtained from the Architectural Committee.

7.5.2 **Air conditioner units and extractor fans** need to be concealed. Air conditioning condensers visible from the street level should be installed at ground level and screened or painted with one of the approved colours blending with the color of the surface to which the air conditioning unit is attached.

7.5.3 **Solar/Photovoltaic (PV) panels** must 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 and will comply with the following:

7.5.3.1 No residential photovoltaic/solar systems may be installed on ground level.

7.5.3.2 Any solar/PV system installed on a flat roof must where possible be screened and out of sight from neighbour and the road.

7.5.3.3 Solar/PV installations on roofs, must match the slope of the roof.

7.5.3.4 Only standard silver, black and charcoal frames for the solar installations are permitted.

7.5.3.5 Any other components of the installation must be incorporated into the design of the home so as not to be unsightly.

7.5.3.6 Where an inverter and its allied batteries are powered by solar panels, the solar panel installation shall be carried out by an expert or properly qualified firm in that field.

7.5.3.7 In addition, the electrical installation connecting the solar panel installation to the electrical installation in the building shall be carried out by a licensed electrician who must on the completion of the work, issue the building owner with a Compliance Certificate for the electrical installation.

7.5.4 **Solar water heaters**

7.5.4.1 For water heating purposes and solar collectors, the same rules apply as for PV electric panels, however all geysers or storage tanks associated with that need to be screened at ground level or in the roof space not situated externally and or in-sight. Where solar panels are used for the heating of swimming pools or as solar water heaters for the provision of domestic hot water, these units must be at ground level with an electric point in order for the pump to circulate the water mechanically rather than thermally and to ensure it is incorporated into the new building as part of the basic structure and must be clearly indicated on drawings.

7.5.4.2 Where such solar heaters, as referred to in 7.5.4.1, are required to be installed on existing houses, then HOA approval must be obtained.

7.5.4.3 The installation must meet the following criteria:

7.5.4.3.1 No exposed pipes shall be permitted to run over the roof or exposed against the walls. The pipes against the external walls shall be enclosed in a duct, painted to match the colour of the main structure.

7.5.4.3.2 The supporting framework for all solar geysers and associated pipework fitted outside on flat roofs, are to be enclosed on all sides using slatted screening with colours to match the colour of the roof.

7.5.4.3.3 The storage cylinders may not go onto a roof structure.

7.5.5 **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 Architectural Committee. The safety of pools should conform to National Building Regulations, Municipal bylaws, and requirements.

7.5.6 All **water tanks** on a property should be round and preferably manufactured from plastic (e.g., JoJo Tanks) and need 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.

7.5.7 Temporary carports, Wendy houses, stand-alone wooden tool sheds, etc. will not be allowed.

7.5.8 Stand-alone jungle gyms, doll houses and/or dog kennels may be considered on application, including the colour thereof.

7.6 Privacy Screens

To create privacy for entertainment (braai) areas & swimming

pools, approval needs to be obtained from the Architectural Committee before construction can commence. Neighboring consent might be set as a precondition by the Architectural Committee under certain circumstances.

Privacy screens will be considered by the Architectural Committee to create privacy between two properties, subject to the following conditions:

7.6.1 Privacy screens to comprise a slated panel construction on a steel or hardwood timber sub-frame. No "split-pole" screens.

7.6.2 The sub-frame must be positioned internally – slats on the external neighbour view side.

7.6.3 Slats to be in natural hardwood timber or alternatively NUTEC (timber grain), finished to an approved natural earthy colour. Varnish to timber; paint to NUTEC. Refer to approved external colours (Annexure A, clause 3.1) – submit sample of choice for approval.

7.6.4 Permeable screen format: slats to be spaced to a 3:1 ratio for slat vs opening, (i.e., if the slat is 150mm wide, the gap between the slats be a maximum of 50mm)

7.6.5 Non-permeable screen format: as 7.5.9.4 above, but slats fixed with alternate/over-lap spacing to both sides of the frame to provide 100% visual screening.

7.6.6 Slat widths to be 100mm minimum – 150mm maximum. (NUTEC comes standard in 150mm width)

7.6.7 Should horizontally metal hollow rectangular sections be utilized (aluminum or steel with powder coat finish – earthy colour to be approved) the same principles as above are to be complied with

7.6.8 Screen height limit: to be as low as possible to be deemed effective – will be accessed by HOA on application.

7.6.9 Another option would be with Saligna 38-50mm laths (CCA treated) – this gives more "bushveld" feel;

Please note the following sample photos are indicative of the design/style, not necessarily colour. Refer to Annexure A, clause 3.1.

Nutec





Hardwood slats





Aluminum sections in lieu



Saligna laths



7.7 Covering of Patio

7.7.1 A patio may be covered with a flat roof structure, providing the roofing material is not visible from the street or ground level, and may not exceed 50 m². It may be covered with:

- chromodek metal sheeting in Dark Dolphin colour,
- 18/21mm shutter board and sealed with torch-on waterproofing membrane, or
- translucent sheeting (as SUNPAL), or
- aluminium or timber louvres on a wooden, aluminum or steel frame, subject to the following conditions:

7.7.1.1 All Steel and aluminium to be colour finished as per Annexure A, clause 3.1

7.7.1.2 Approval to be obtained prior to construction from the Architectural Committee following the submission of appropriate plans indicating the material to be used, height and coverage.

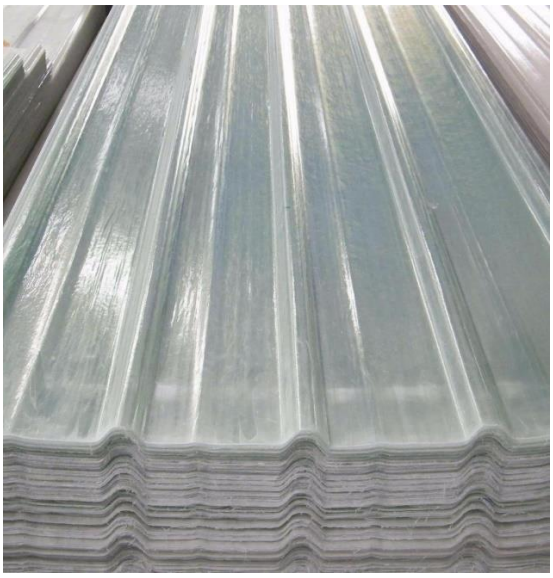
7.7.1.3 Where applicable, gutters to be provided, gutters and downpipes shall be screened and incorporated in the structure and all roofs approved in this regard shall be screened off with a fascia.

7.7.1.4 All exposed parts of the frame, including pillars for the structure shall either be constructed of WRCE prescribed face bricks, timber, aluminium or steel.

7.7.1.5 Patios and other areas under roof may have retractable, protective blinds but must be approved by the Architectural Committee.

7.7.1.6 Preferred translucent multi-wall sheeting:
SUNPAL 18mm Solar Smart "Solar Control" translucent sheeting. Also available as SUNPAL 18/1000, SUNPAL 10/600, and SUNLITE TWINWALL 10mm

Translucent Sheeting



Aluminum Louvres



8. CONSTRUCTION SITE AND SECURITY

8.1 The construction period for buildings shall not exceed 18 (eighteen) months for a new house, 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 The construction period of any addition or alteration shall not exceed 6 (six) months unless approval is granted by the Architectural Committee for an extension of time.

8.3 That in the event of non-compliance with Regulation 8.1 or 8.2, the BoD shall have the right to double the monthly levy payable on the property until such time as the building operations on the property are completed in accordance with the approved plans.

8.4 During construction, be it for a new house, addition, alteration or small works, 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 need to be strung horizontal between the intermediate posts which should not be further apart than 3m.

8.5 No encroachment without written permission over stand boundaries will be allowed during construction.

8.6 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.

8.7 The property owner, as a member of the HOA shall ensure that the Contractor appointed for construction shall conclude a Builders registration agreement with the HOA before commencement of any building activity.

8.8 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 authorized representatives.

8.9 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.

8.10 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.

8.11 The HOA, through the Board of Directors and/or through its officials or appointed professionals, 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.

8.12 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 STORM WATER

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

10.2 Owners are not allowed to discharge stormwater into the municipal sewer system.

10.3 Swimming pool back wash needs to be discharged into the sewer system.

10.4 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 provided where applicable. Stormwater from the higher property may not be focused/concentrated onto the lower property.

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ANNEXURE A
EXTERNAL FINISHES GUIDELINES

1. ROOF AND GUTTERS

1.1 All roof structures of the main house, apart from approved sections of concrete slab roofs, which slabs shall be limited to 15 % (fifteen percent) or less of the main house footprint floor area**,** shall be pitched roofs and shall be finished with Marley Monarch Terracotta tiles or Amatile Majorca Terracota tiles. Note: the 15% includes the 50sqm allowance for a patio roof as per clause 7.7.

1.2 All roofs that are painted shall be painted with Plascon Rising Moon Sky (code TRP 205) or Dulux Tuscan Orange.

1.3 Where roof gables are clad, to be with NUTEC 225mm by 12mm Fibre cement boarding and be painted with Plascon Black Coffee (code TRP 204) or Dulux Brazilian Brown, to match roof fascias and bargeboards.

1.4 Gutters shall be painted Plascon Black Coffee (code TRP204) or Dulux Brazilian Brown. Any other colours or finishes such as Chromodek or similar) must be presented with a sample for approval prior to proceeding.

2. BRICKS, PLASTER, CLADDING, WALL AND DECORATIVE FINISHES

2.1 All external walls shall be constructed with face bricks, manufactured by Malelane Stene:

- White River Mix FBS
- Kiln Mix

with the joints raked to at least 6mm deep or filled flush 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.

2.2 Smooth cement plaster finish is permitted for minor feature elements, brickwork relief and dado surrounds to a maximum of 10% (ten percent) of all external wall finishes, excluding window and door areas, but including cladded sections.

2.3 Stone or wood cladding is permitted to a maximum of 30% (thirty percent) of all external wall finishes, excluding window and door areas. Stone and wood type/finish to be submitted for approval prior to commencing.

2.4 The calculation of the maximum permissible 30% alternative finish will be calculated per elevation (excluding window and doors areas), keeping the overall permissible percentage in mind. In other words, no single elevation may exceed 30 % alternate finish, which includes the 10% plastering. This does not include any areas that are under patios, porticos or walkways under roof or concrete slabs. All proposed plaster areas to be pre-approved by the Architectural Committee.

2.5 The percentage calculations for plastering will be either an obvious view or would require a self-help technical calculation or the assistance from an architect or draughtsman could be obtained, especially when dealing with a bordering case or when in doubt.

2.6 Plinths and minor other elements may be cladded with natural stone, or wood cladding or equal approved material to a max of 30% (thirty percent) of all external wall elevations (excluding window and door areas). Any existing simulated stone cladding may be replaced with plaster and painted in an approved colour **but** may not exceed 10% of the total external wall elevation and must stay within the theme of the Estate. Should an owner elect to combine 2.2 and 2.3, a maximum of 30% of all walls as defined above will be permissible. The purpose is to maintain the theme of the Estate to be predominant face brick.

3. DOORS, WINDOWS, AND GARAGE DOORS

3.1 External doors, door frames and windows shall be in hard wood timber or aluminium. The material may not differ, all doors and windows to be the same material and colour. These must be finished in one of the following dark brown or dark charcoal colours:

- Timber to be finished with Woodoc 30/35/50/55 (or similar approved) with approved dark brown colour.
- Aluminium colours to be as per Interpon powder coatings: Alubronze, Light Bronze, Black Bronze, Sepia Brown, Anthracite Grey and Dark Amber Grey.

3.2 Garage doors can be natural hardwood (finished with dark Woodoc as

above in 3.1). If using another material (steel or aluminium), the garage door shall be powder coated as above (refer 3.1) dark brown or to match existing doors, gutters, and windows.

4. BALUSTRADES AND RAILINGS

Detail drawings to be submitted for approval. All balustrades and handrails shall be in hardwood timber, steel, stainless steel or aluminium with glazed panels.

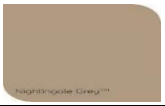
- Timber with Woodoc as per 3.1
- Aluminium in natural anodized matt or powder coat as per 3.1
- Steel to be finished with matt black paint.

5. APPROVED PAINT COLOURS

Please refer to clause 3.1 for the finish/colours applicable to timber, aluminium and steel.

Any external painted surface shall be painted with one of the approved colours listed below.

Grey colours marked with an **asterisk (*)** may only be used on exposed concrete surfaces, such as beams and pillars, and **may not be used on plastered walls.**

Dulux		
Area	**Name of Colours**	**Colour chart**
Roof	Tuscan Orange	
Fascia Board / Gutters	Brazilian Brown	
Exterior Wall Colours	Bushveld	
	Karoo Land	
	Mohawk Valley	
	Pheasant Feather	
	Nightingale Grey	

Exposed concrete surfaces such as beams and pillars *(*Not for use on plastered walls)*	Berg Colour *	
	Cape Fog*	
	Summer Showers*	

Plascon		
Area	**Name of Colours**	**Colour chart**
Roof	Rising Moon Sky (TRP 205)	
Fascia Board / Gutters	Black Coffee (TRP 204)	
Exterior Wall Colours	Riverbed (BBO 615)	
	Fever Tree (BBO 602)	
	Safari Trail (BBO 606)	
	Cape Fynbos (BBO 608)	
Exposed concrete surfaces such as beams and pillars (*Not for use on plastered walls)	Island (BBO 611)*	
	Moist Sand (BBO 612)*	

Exposed concrete surfaces such as beams and pillars (*Not for use on plastered walls)	Beach Cabin (BBO 613)*	
	Spring Tide (BBO 614)*	

6. EXTERIOR LIGHTING

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

7. DRIVEWAYS

All entrance driveways from the street up to the demarcated building block/line should not exceed the width of the garage and entrance to the home. The type of paving is to be at the discretion of the owner with prior approval by the Architectural Committee.

8. GARDEN ORNAMENTS AND STRUCTURES

The definition of garden ornaments or structures includes the gathering of rocks, gabions or other similar features, iron structures, artwork, statues, arches and other moveable and/or non-moveable structures which could appear obscure or intrusive to the neighbour, street, or Estate in general needs approval from the Architectural Committee before erection or installation.

9. CARPORTS / CANVAS STRUCTURES

9.1 All carports must be of a permanent nature and shall exclude any form of canvas or shade net material.

9.2 The floor of the carport must be constructed from either a cement slab or paving to match any existing paving.

9.3 The structure of the carport may be built from face brick to the house. Steel structure to be painted with colours as per Para 3.1 and can be cladded with wood – refer.

9.4 Carports need to be constructed within the building lines of the property.

9.5 Flat roof carports must be concealed from street elevation.

9.6 All carports and their construction materials to be approved by the Architectural Committee.

9.7 Written approval must be obtained from the Architectural Committee to cover a **patio/veranda/porta cochere** with canvas or any other similar material.

9.8 CANVAS: FREE FORM SHADE STRUCTURE

Free-form shade structure will only be permitted under the following conditions:

- To create shade over an outdoor living area such as a patio or swimming pool – not to create shaded carports or garden storage areas.
- They must be "free form" spanning with sturdy cables from endpoints, not draped over a supporting structure.
- The shade structure material must be either Dri-Z or Synchron Preconstraint 502 satin.
- The material must be in an acceptable "earthy" colour (Dri-Z – Dessert Sand / Synchron – Hemp or Sandy Beige).
- The shade structure must be manufactured and installed by a recognized shade structure supplier. (Local reference: Lowveld Canvas – 072 587 0044).
- Homeowner to submit a Small Works Building application for approval to the building committee. The application must comprise a proper drawing (site plan, plan, elevation, and typical section) clearly indicating the position and proposed shape, with shop drawings indicating all fixing positions and details.
- Long term maintenance: the shade structure must be maintained; keep clean and taught. Unsightly dirty or staging structures will not be permitted.

Sample information as follows:
Company: Synchron

Colour suggestions: Hemp (502V2-50265C) and Sandy Beige (502V2-2135C)



Company: Dri-Z

Colour Suggestion: Desert Sand



10. ENVIRONMENTAL

10.1 Solar panels (see 7.5.3 of Building Regulations).
10.2 Rain harvesting and grey water (see 7.5.6 of Building Regulations).
10.3 The Homeowners Association encourages the use of environmentally friendly technologies and as such encourages all homeowners to make use of the above points. Any new technologies not indicated above will require approval from the Architectural Committee.

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ANNEXURE B

FEES

The following minimum building fees are payable with the submission of building plans or application for approval. The Board of Directors reserves the right to increase the fee payable per building operation should a particular operation require more inspections than the minimum provided for.

CATEGORY	AMOUNT
New house	R20,000
Additions Include the change of the roof structure and/or footprint of an existing house	R5,000
Alterations Changes to an existing house and/or outbuilding and/or garage which would also influence the external aesthetics	R2,000
Re-Submissions Re-submission of plans after the lapse of approval after 2 years	R500
External Site and Small Works E.g., Walls, screens, fences, pergolas, pavilion	Zero
Utilities Additions 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 therefore need approval	Zero