



GREENSTONE WILDLIFE ESTATE HOME OWNERS ASSOCIATION

Association incorporated under Section 21
Registration Number 2006/014416/08

PO Box 11
Barberton
1300
Email: louis@proproperty.co.za

BUILDING PROCEDURES AND ARCHITECTURAL GUIDELINES

Please note we have 4 documents which need to be signed and given to the BOD before any building may commence. (BD 001, BD002, BD003 and BD004). Please meet with the BOD before making any start with your prospective build.

1. INTRODUCTION

- 1.1 A holistic approach has been adopted in the placement, selection and composition of each Stand relative to all the other Stands in order to facilitate the land use requirements, protection of the environment and privacy. Effective planning on each Stand thus necessitates architectural and planning guidelines being implemented in order to protect and enhance the joint investment by all the Members.
- 1.2 Each Member is obliged to submit Stand Development and Building Plans to the Board of Directors (BOD) for their approval according to the procedures outlined herein **prior** to the commencement of any building operations on the Stand. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document and shall be accompanied by the applicable plan scrutiny fee payable directly to the BOD.
- 1.3 Notwithstanding the appointment of Architects, Building contractors or other Agents, each Home Owner accepts full responsibility for the actions of his agents and contractors during construction.
- 1.4 These Regulations are to ensure that all construction activity on the Estate proceeds in an orderly manner, with the least possible disruption to other properties and Home Owners and must be adhered to unless specific change there from is agreed to in writing by the BOD in each specific requested case.

2. APPLICATION OF RIGHTS

- 2.1 All building works shall conform to these guidelines and the decision on whether or not the plans are acceptable shall be at the sole discretion of the BOD and/or their duly authorised representative.
- 2.2 The BOD shall be entitled not to approve the plans for any house, which in their sole opinion would detract from the appearance of, or reduce the value of other houses in the Estate.

The BOD shall not be required to give reasons for rejecting such a plan, nor shall it incur any liability to any person in doing so.

- 2.3 The BOD shall be entitled to appoint an Estate Architect to assist them in evaluating and approving building plans for new improvements or alterations to existing improvements within the Estate.

3. WORK REQUIRING PERMISSION

Any Member intending to carry out any of the following activities must obtain prior written approval from the BOD: This includes any excavation of any sort on your stand.

- 3.1 The construction of new buildings and all structural, aesthetic and external alterations to existing structures.
- 3.2 Underground construction (i.e.) drains, water pipes, electricity, telephone conduits or any other underground work.
- 3.3 Painting and repair of any existing external facades.
- 3.4 The construction of awnings, projecting roofs and trellises.
- 3.5 The construction of garages and carports and tool rooms.
- 3.6 The construction of swimming pools and any external paving, decks and walkways.
- 3.7 Walls, fencing, gates or any landscape construction.
- 3.8. Cutting down of any trees more than 100mm in diameter or removal of any natural rock outcrop or other natural feature.
- 3.9 Erection of a tunnel for vegetables which will only be allowed on the 2000 m² footprint and preferably fenced in.

4. APPROVAL OF PLANS

- 4.1 In order to avoid unnecessary costs, it is recommended that Home Owners arrange a consultation with the BOD **before** proceeding with the design of any buildings.
- 4.2 Two copies of all documents shall be submitted for approval. One copy to be retained by the BOD for its records and the other returned with stamped approval together with any comments to the Member. **(BD 001 Building summary)** needs to accompany these plans.
- 4.4 All plans consisting of scaled and dimensioned Stand plans, plan layouts, elevations, sections and details shall be prepared and submitted together with the Application in the following format and details shown:
- 4.4.1 Each drawing on at least size A2 paper and drawn to the following scales:
- 4.4.1.1 Stand Plans – 1:100
- 4.4.1.2 Layout Plans and Elevations – 1:100 or 1:50
- 4.4.1.3 Details and Sections – 1:50
- 4.4.2 The Stand plan must show:
- 4.4.2.1 The Stand number.

- 4.4.2.2 A scaled position of a fixed reference point that is physically located and marked on the Stand.
 - 4.4.2.3 The scale of the drawing and a North point arrow.
 - 4.4.2.4 The plotted and to scale position of all external drainage, septic tanks and French drains. A water percolation test for the particular siting of the Septic tank and French drain and method of Septic Tank, construction is to be approved by the BOD.
 - 4.4.2.5 The plotted and to scale position of the main water supply gate valve and electrical supply point.
 - 4.4.2.6 The plotted and to scale position of all proposed construction work and natural features.
 - 4.4.2.7 The access route to the proposed Stand from the road and the treatment of the surface of the access route.
 - 4.4.2.8 The location of the house within the footprint.
 - 4.4.2.9 The surveyed beacons and boundaries as contained on the title deed of each Stand is to be clearly indicated as well as all buildings relative to these.
 - 4.4.2.10 This Stand plan must indicate surveyed positions of all trees with trunks larger than 100mm diameter and natural protected areas such as rocky outcrops or archaeological edifices.
 - 4.4.2.11 Stand plans are also to indicate the trees with diameters in excess of 100mm that are proposed to be removed in the building process.
- 4.4.3 The layout plan drawings must show:
- 4.4.3.1 Plans, Sections and Elevations of all buildings on the Stand, including outbuildings.
 - 4.4.3.2 The intended use of each room or area is to be indicated on each layout plan drawing (e.g. bedroom, bathroom).
 - 4.4.3.3 The layout and detail of the proposed building work.
 - 4.4.3.4 Positions of all sections are to be clearly shown on the plan layout view.
 - 4.4.3.5 The scale of each plan layout elevation, section and detail is to be shown on each drawing.
 - 4.4.3.6 An electrical layout is to be included showing the proposed positions of all light fittings intended for the building and its surrounds.
- 4.5 The siting of the buildings and services thereto shall be so positioned to protect the amenities of any other Stand.
- 4.6 All building design and construction work shall be designed and constructed in accordance with the National Building Regulations SABS 0400. This includes the burying of all electrical cables.
- 4.7 Septic tanks and French drains shall be constructed according to the requirements of SABS 0400 and the position thereof must be plotted and clearly shown on the Stand plan and also physically marked on the Stand, for approval by the BOD.
- 4.8 All main water lines are to be of class 10 pipe and fittings.

5. APPROVAL OF LOCAL AUTHORITY

After approval of plans by the BOD, the building plans are to be submitted to the Local Authority/Municipality in accordance with statutory requirements. On receipt of the Local Authority's approval and the signed Notice of approval (BD 004) the construction in accordance with the building by laws, standard building regulations and the approved building plans, and these stated regulations, may proceed.

6. COMMENCEMENT AND COMPLETION

- 6.1 Construction must be completed within 1 (One) year from the date of signature of the BD 004 Notice of Approval to commence building document. Changes to this regulation may be discussed with the BOD prior to building commencement. Should this Regulation not be adhered to Penalty Fines will be administered.
- 6.2 The erection of the main/primary buildings and out/secondary buildings are to take place simultaneously.
- 6.3 The BOD has the right to instruct the Member or appointed contractor to complete any building project shelved for a period longer than 6 months in an incomplete state. In extreme cases where such buildings are left incomplete, the BOD shall have the right to take such steps as may be necessary including re-habilitating the stand to its original condition.

7. APPOINTMENT OF A BUILDING CONTRACTOR

The Member and contractor shall be required to sign an agreement with the BOD to regulate the building activities on the Stand. **(BD 003 Builders Code of Conduct)** This contract will include, but will not be limited to the following:

- 7.1 The requirement that the building contractor pay a refundable deposit to the BOD as security against default of any of the conditions of such contract. You will be asked by our managing agents, Pro Property, if you would like a Wheelie bin purchased for you which will then be deducted from this deposit and provided to the owner on completion of house.
- 7.2 The obligation to ensure that any material suppliers and delivery trucks, or vehicles for that contractor, do not damage the Estate roads or any parts thereof. Any damage so caused will be the responsibility of the member and/or contractor.
- 7.3 BOD to meet on site with the builder to establish a site for bricks etc. so as to keep construction period tidy. This may create the need to erect a screen to minimize the visual impact during the building period.
- 7.4 Please refer to your Builders Code of conduct which details specific rules governing your contractor.

8. STAND HANDOVER TO CONTRACTOR

- 8.1 Please refer to **(BD 004 Notice to commence building)** to ensure that all regulations have been agreed upon and signed by the BOD before commencement of construction.

8.2 On completion of any building contract or improvements to the Stand the contractor, Home Owner and BOD must arrange another meeting at which a completion inspection will be held and a **(BD 005 Notice of occupancy and compliance)** will be issued before occupancy may take place.

9. NON-COMPLIANCE

- 9.1 Should any construction work not comply with the terms and conditions of the approved project, or application for approval not be done as set out herein, the BOD will formally notify the Member to cease all activities and modify the work and/or drawings in order to comply with the terms and conditions therein.
- 9.2 If the member fails to comply with this notice then the BOD will apply to the judicial authorities in order to obtain a formal order. The legal costs will be for the account of the Home Owner as well as being responsible to restore the stand to its former state.
- 9.3 The BOD shall have no liability for any losses sustained by the Home Owner or his contractor or agents as a result of this action and each Home Owner hereby indemnifies the BOD against any claims thus arising.

ARCHITECTURAL GUIDELINES **(Appendix 3)**

1. AESTHETIC CONCEPT

- 1.1** The intention of these guidelines is to encapsulate the parameters within which the aesthetic development of the Estate should take place. All design should be in accordance with the nature of the Development, i.e. a Wildlife Estate with a strong emphasis on blending into the environment. Any external element not complying with these guidelines needs to be assessed and approved by the Board of Directors (BOD) before construction.
- 1.2** Due to the mountainous terrain and visibility of the Stand from possible obscure angles (including top/roof and bottom) the entire Stand including roof tops and other areas visible as the case may be, should blend with the natural environment.
- 1.3** External lights, including security lights, must be located under the eaves of the roof or placed in such a manner as not to impact on any other Stand. The BOD can reassess homes after completion and once inhabited, to make sure the lighting conforms and is not impacting anyone else.
- 1.4** Members shall ensure that any object which could be considered unsightly or to the detriment of the appearance of the Estate, must not be visible from common areas, other properties or the road. Objects which should be screened from view include, among others, washing lines, exposed plumbing, swimming pool pumps, garden tools, caravans, trailers, air conditioners, geysers etc. All owners are urged to look at their properties from all angles to ensure nothing unsightly is visible by other Home Owners.

2. HEIGHT

- 2.1** Single or double story homes will be permitted with a height restriction of 10500mm above natural ground level.
- 2.2** It is important that the building fits comfortably into the natural contours. Natural ground levels are considered as those existing contours at time of sale of the Stand or before any human intervention.

3. BUILDING AREA / FOOTPRINT

- 3.1** All buildings and structures comprising a single Stand must be situated within footprint on the Stand which shall not exceed 2000m² and which shall be pre-approved by the BOD. This includes uncovered timber decks, swimming pools and fences which should all fit into the footprint.
- 3.2** The intention is to situate each Stand on the Site to minimize impact on other Stands or the Estate in general.

4. MAINTENANCE

The Home Owner shall at all times maintain the exterior of the house, the swimming pool, garden, screen walling and decks, to the satisfaction of the BOD. Replacement of water meters and electrical meters also become your responsibility.

5. RESTRICTIONS

5.1 The restrictions set out herein are in addition to any restriction imposed in terms of conditions of title, town planning schemes, national or any other building regulations.

5.2 Notwithstanding that, any plans or improvements may comply with any such restrictions imposed by third parties the approval of any plans or improvements within the Estate shall be at the sole discretion of the BOD. Any structure which was not included in the original plans, needs to be presented to the BOD for permission prior to any building taking place. This includes vegetable tunnels, garden sheds, new garages etc.

5.3 Similarly, compliance with restrictions imposed by the BOD shall under no circumstances, absolve Members from the need to comply with restrictions imposed by third parties, nor shall the BOD's approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction .

6. DENSITY

No more than 10 people may live in a house, and more than 20 people visiting a stand need to notify the BOD of the function which is also placed on the whatsapp group. Greenstone noise rules apply to the function. Any complaints from residents to the BOD will be actioned.

7. HOUSE SIZE

The minimum size of residences is to be not less than 250m². The BOD shall be entitled to not approve the plans for any Stand which, in their sole opinion, would detract from the appearance of, or reduce the value of, other improvements on the Estate.

8. STAND BOUNDARIES

It is the express responsibility of the Home Owner to verify the position and accuracy of all boundaries and beacons of the approximately 1 hectare Stand and to ensure that the building area / footprint is entirely within such boundaries prior to commencement of building works. The survey diagram of the Stand as registered with the Surveyor General is available from the Developer.

9. SECURITY

All burglar guards, "Trellidoors" or other security elements should be internal unless prior written permission is obtained from the BOD.

10. TREATMENT OF STAND BOUNDARIES

- 10.1 In order to enhance the wilderness experience of the Estate, no fence, wall, or structure of any kind, shall be allowed to indicate the boundary of a Stand or otherwise to demarcate a Stand or a portion thereof.
- 10.2 Fencing of a portion of the Stand is permitted subject to approval by the BOD. The maximum portion of the Stand to be fenced shall not exceed 2000m², which fenced area will also be the permitted building site. Such fence may only be of construction and materials as approved by the BOD. Game Bonnox fence 1,2 or 1,8m, poles 3m apart or an electric strand fence may be erected (same as Stand 16). Such fence is to be as inconspicuous as possible and may not be constructed out of any walling material, or palisade.
- 10.3 Screening of any kind is considered to be of great importance and must be detailed on the Stand plans submitted for approval.

The following rules will apply:

- 10.3.1 No structures shall be erected outside the demarcated building area/ footprint. No building line relaxation would be considered. This shall also include vehicles, caravans, trailers, building equipment, gardens, braai areas or any other form of structure, landscaping or gardening is allowed outside the footprint area.
- 10.3.2 If, for reasons of privacy, a screen (for example to screen a swimming pool or to screen a laundry area), is desired, then this design should be integrated into the design of the Stand and of a design and material complimentary to the overall design and approved by the BOD.
- 10.3.3 Walls, screens and elements should be between 1,2 – 1,8m in height.

11. TREATMENT OF STORM WATER

Members must take considerable care to landscape their properties in such a way that storm water flow be directed in such a manner as not to disrupt the natural flow of water on the Stand and to limit erosion both on and off the Stand. It will be expected from all Home Owners of lower lying properties to accommodate the excess storm water from higher lying areas. Every owner must control his stand's storm water effectively at his own cost.

12. LANDSCAPING

- 12.1 No trees with a trunk diameter of more than 100mm may be removed from the building Site unless agreed to specifically by the BOD. Such trees requested for removal are to be shown and located clearly on the Site plan submitted for approval.
- 12.2 A **preference** to indigenous and endemic plants is requested when gardening within your footprint in Greenstone. Any noxious or problematic plant which becomes a problem by growing outside your footprint will be eradicated at your cost by the BOD. Please bear in mind that fruit trees and vegetable gardens attract monkeys which is not a favorable situation so please be responsible when considering this. When gardening outside your footprint indigenous and preferably endemic and only a very small entrance garden/rockery will be allowed and not landscaping of your full 1 ha stand.

- 12.3 Limited landscaping should be implemented outside the 2000m² only in order to prevent erosion and help deal with storm water.
- 12.4 Indigenous lawns (like 'Buffelsgras'/Buffalo grass and LM grass) are permitted within the footprint area or within the fenced area as approved by the BOD.
- 12.5 Established vegetation within the road reserve and common ground should be taken into account when positioning access point to Stand. No trees shall be cut down in these areas unless with the written permission from the BOD.
- 12.6 Cleaning of stands is the owner's responsibility. All stands are to be cleared of noxious weeds and exotic plants such as Lantana, Jacaranda, Seringa and Pride of India on a permanent basis. Owners may contact the BOD for eradication costs done by a private contractor. Should owners not adhere to a request to clean their stand, a final warning will be sent. If this is again ignored then their monthly levy account will be debited and our task team will then do the cleaning.
- 12.7 No vegetable gardens are allowed except if it is grown in a tunnel designed specifically for that purpose, with BOD permission, and erected on the stand's footprint area only.
- 12.8 All cycads or other permit requiring plants need to have the necessary permits available for inspection at any time.

13. GENERAL SPECIFICATIONS

13.1 WALLS

13.1.1 MAIN BUILDING AND BEDROOM BUILDING WALLS

External walls must be plastered brick, preferably finished with a Cemcrete, Earth-cote or similar paint in an "earth" colour. Samples blocks to be painted on a wall after which the **BOD** will approve a colour. Permission may be sought from the BOD in writing should other material finishes like stone and tile cladding be requested.

13.1.2 YARD AND SCREEN WALLS

The external screen walling shall not exceed 1.8m in height, shall be finished on both sides, and may include the use of timber and preferably lathes on a plinth or brick walling to finish.

13.2 OUTBUILDINGS

External patios, housing for electrical meters, lockable refuse enclosures and other outbuildings and small structures shall be constructed and finished to match the main buildings. The erection of the main/primary buildings and out/secondary buildings are to take place simultaneously. The garage/carport and domestic's quarters may be detached from the main building.

14. ROOFS

14.1 Roofing to be in corrugated iron or Harvey tile at 35° and 10° pitch with 15% maximum concrete flat roof (treated with pebble finish) over the entire covered area including verandas and outbuildings. Other roofing materials should be avoided in order for the Estate to have a harmonious character, especially when seen from the surrounding mountains, **but may be considered subject to the approval of the BOD**. The roofs or the finishing thereof must be dark charcoal or dark brown or a shade/nuance thereof.

14.3 COVERED PATIOS & GARAGES

The built form of any carports should reflect the structure of the house.

14.3.1 No shade netting will be allowed and sheet-metal will be allowed only for roofs of carports, garages, outbuildings and verandas with prior written permission from the BOD. No sheet-metal is to be used for walling.

15. TIMBER

15.1 EXTERNAL TIMBER

All external structural timber to be CCA treated.

15.2 TIMBER DECKS

Timber decks (within the height restrictions) will be permitted, subject to the approval of the BOD.

16. PLUMBING

16.1 PIPES

No visible supply pipes or sewer pipes will be allowed and vent valves in lieu of vent pipes to be utilized or as approved by the BOD.

16.2 SEPTIC TANKS

Septic tanks to be strictly in accordance with the appropriate legislation and the position on Stand to be approved prior to construction. Each unit will have its own septic tank and a separate allowance for grey water run-off from the main kitchen and other outlets.

17. SWIMMING POOL

17.1 Swimming pools are only permitted as part of, integrated into and complimentary to, the overall design of the Site and approved by the BOD as part of the building plans to be submitted.

17.2 Water used shall only be obtained from the treated water supply and not extracted directly from streams or rivers. Size is limited to a medium pool unless prior written permission is sought from the BOD.

- 17.3 Swimming pools shall be kept in a safe and secure state to prevent the entrance of fauna and or insects or the gathering of rainwater when the owner is not in residence.

18. LIGHTING

- 18.1 Low level lighting may be installed in driveways, service areas and external walkways as approved. External lighting , including security lights, must be located under the eaves of roofs or laced in such a manner as not to impact any other stand.
- 18.2 Both interior and exterior lighting should, within reason, not be visible from neighboring properties. Floodlights, up-lighters and starlight's in trees and gardens, as well as coloured lighting, will not be allowed

19. EXTERNAL FITTINGS

- 19.1. TV Aerial to be positioned as to have minimum aesthetic impact on the surrounding areas.
- 19.2 Satellite dishes to be positioned as to have minimum aesthetic impact on the surrounding areas and painted to match the background in front of which it will be mounted.
- 19.3 All external fittings to be mounted to have minimum aesthetic impact on surrounding areas and coloured to blend or screened where possible.
- 19.4 Wall mounted air-conditioning units, condensate drain pipes and conduiting, to be built into walls. If externally visible, air conditioning units are to be screened off with wattle lathe screens or any other similar structure of the same nature..
- 19.5 Air-conditioning split unit condensers to be placed on flat roof links, painted to compliment the wall finish and piping and conduiting to be built in. Particular care to be taken with visibility from surrounding areas.
- 19.6 **GUTTERS:** Sheet metal gutters and downpipes to be painted to compliment the colour scheme. Positioning of downpipes to be carefully considered and preferably screened by or integrated into other elements of the building. PVC guttering and downpipes may be used as long as they are painted in colours as per approved colour scheme
- 19.7 In the case of thatch, a surround made of suitable material should direct storm water away from the home.

20. WINDOWS AND DOORS

- 20.1 Windows to be in stained hardwood or powder-coated aluminum, preferably dark brown, or alternatively in a colour approved by the BOD.
- 20.2 Doors and door frames in timber, aluminum or steel, all stained dark brown. Glass may be used for external doors where view is of importance.

21. SPECIAL ROOMS AND EQUIPMENT

21.1 All rooms housing any special equipment, including air conditioning equipment (or equipment which is not usual household equipment) shall be constructed in a manner to restrict noise emission at 10 metres to not more than 7dB above ambient noise levels at any time.

21.2 The use of any special equipment, including air conditioning, shall only be powered by electricity, gas, solar or any other "green "power approved by the BOD.

22. REFUSE AREA

Refuse bins need to be animal proof and available for easy collection for refuse removal. Refuse areas to be screened off, as approved.

23. DRIVEWAY PAVING

All driveways including the positioning thereof are to be approved by the BOD as well as their access points from the nearest roads. The colour and type of exposed aggregate and paving infill is to match the estate roads where applicable.

24. LOCAL MATERIALS

No local materials shall be collected from the Estate without the permission of the BOD, including but not limited to wood, stones, flora, fauna, and soil. Collection of these articles is allowed within the boundaries of your privately owned stand only. All building and decorative materials shall be imported onto the Estate. As part of the request for approval and submission of building plans, indication must be made of the source of all natural materials required for building and decoration.

25. Please note that all completed houses have 6 months, after taking residence in their homes, to neaten yards and complete the finer details of their build. All building materials must be removed from outside your footprint and the entire stand be neat and tidy and rubble free.

Signed at BARBERTON thisday of20.....

OWNER

Signed at BARBERTON thisday

of.....20.....

MAIN CONTRACTOR