

RAPTOR'S VIEW WILDLIFE ESTATE

RAPTOR'S VIEW HOME OWNERS ASSOCIATION

**ESTATE RULES GOVERNING ALL
CONSTRUCTION ACTIVITY ON RAPTOR'S VIEW
WILDLIFE ESTATE**

1. CONDITIONS WITH REGARD TO ALL CONTRACTOR ACTIVITY

Introduction

The Association has adopted certain rules relating to Contractor activity within the Estate.

The primary intention of the provisions hereunder is to ensure that all building activity occurs with the least possible disruption to members/residents or the environment. In the event of any uncertainty, members and/or their contractors are most welcome to contact the Association's appointed Estate Manager.

There are no obligations to build on the Estate. However, should building commence, the project must be completed within 9 months from commencement; no uncompleted phases will be allowed. Please obtain a copy of the Estate Rules from the RVHOA office should you decide to build.

Legal Status

The conditions governing building activity set out in this document are rules adopted by the Association and are therefore binding on all owners, their contractors and sub-contractors. Furthermore, all owners are therefore obliged to ensure that their contractors and sub-contractors are made aware of these conditions and comply strictly with them.

Owners are therefore required to include these conditions in their entirety in any building contract concluded in respect of property within the Estate, and all such contracts shall be required to be submitted to the Association for prior approval.

The Association, via the Estate Manager, has the right to suspend any building activity in contravention of any of the conditions herein, including the design guidelines, and the Association accepts no liability whatsoever for any losses sustained by an owner as a result hereof.

Conditions Regarding Selection of a Building Contractor

No contractor is permitted onto the Estate unless he has concluded a contractor's agreement with the Association, paid the required deposit, and signed a copy of the Estate Rules, which may be varied by the Association from time to time.

A member may request the Association, via the Estate Manager, to appoint a contractor from a list of recommended contractors to

construct any building for which plans have been approved within the design guidelines.

A member may nominate his own contractor to undertake building provided that such contractor received approval from the Association via the Estate Manager and operates within the guidelines. Owner builders will be subject to the same rules as other contractors.

The Estate Manager, appointed by the Association, shall be responsible for monitoring the adherence to these conditions and the design guidelines as set out from time to time.

2. RESPONSIBLE PERSON

The registered owners are ultimately responsible for their Contractors, employees and visitors and shall see to it that the rules and regulations as set out below are complied with at all times. Residents must ensure that they too comply with the House Rules. Registered owners shall be responsible for insuring that all fines incurred by their contractors are paid timeously to avoid barring the contractor from the site. The fine structure is listed in Annexure "A"

3. CONTRACTORS (including sub-contractors, staff and casual workers)

GATE AND ROAD ACCESS

Contractors will only be allowed into Raptor's View during normal building hours being:

SUMMER (1 Sept – 30 April) Monday to Friday (06h00 – 18h00)

WINTER (1 May – 30 Aug) Monday to Friday (06h30 – 17h30)

Working hours on site: Summer 06h30 – 17h30

Winter 07h00 – 17h00

The remainder of the time is to be used for travelling to and from the site. All contractors must travel to, from and between sites in a vehicle. No work is allowed on public holidays or during the builders break. A contractor may only transport labourers in his employ, not employees of other contractors, to and from the site. No drop-offs may be done on the roadside.

All contractors shall enter and exit Raptor's View using the entrance at the contractor's camp. No contractors will be allowed on Raptor's View after hours. The contractor's gate will be locked from 18h00 every evening until 06h00 the following morning according to the summer/winter.

In the event of an emergency after building hours eg. a burst pipe, residents must inform Quemic Tel. no. Ria 072 357 0834 OR Security at the main gate 072 180 9942 that maintenance personnel have been

called out to rectify the problem, otherwise access will be denied to maintenance personnel after hours.
All contractors vehicles may be subject to a security search.

SITE RULES AND REGULATIONS

- Only plans with an RVHOA approval stamp are allowed on site and must be kept there at all times. Contractors are to strictly adhere to the initial expected contract period. The contract period may not exceed 9 months from commencement.
- No contractor will be allowed to commence another project if any other project is over the 9 month period. A fine structure has been implemented and fines will be issued to the owner and/or contractor for late completion.
- Deviation from approved plans will not be accepted. Substantial changes on plans during construction have to be approved before building of such changes may commence. Such changes would include:
 1. Any change that would alter the external footprint of the building ie. elevations, roofscapes, heights, finishes, external lighting etc. and
 2. Any change to external works such as swimming pools, decks, carports, lapas, verandas, screen walls, plinth walls etc.
 3. No contractor shall be allowed to commence work on any alteration without notification to RVHOA, together with approved plans. A proper handover is required.
 4. Maintenance and small construction jobs also need to be reported to and approved by the RVHOA before commencing work.
 5. No person may remove or move any peg, marker, danger tape or beacon stakes without permission from management of RVHOA.
 6. Any fine issued during the construction period must be paid five working days of the date of issue, in full, or the contractor will not be allowed access to Raptor's View until paid.

SITE HANDOVER

- A building levy has to be paid to RVHOA by the owner, prior to site handover, according to the following scale:

New Dwellings	R120/m ² incl VAT of the complete building Area of the residence
Alterations/rebuilds	2% incl VAT of the ex VAT alteration/rebuild costs
Maintenance/repairs	2%incl VAT of maintenance/repair quote in excess of R75,000.00
- All contractors must lodge a deposit of R10,000.00 with the RVHOA, which will be refunded on completion of the building project once the Estate Manager has inspected the site and found it to be 100%, as per Site Hand Back Completion Certificate. This inspection will also include the surrounding bush, anthills, dongas etc.

- A R1000.00 deposit in respect of electricity and a R300.00 deposit in respect of water must be paid by the owner before site handover takes place. The water meter must be installed and a pipe of at least 32mm Class 10 must be laid to the site before site handover, as per the specifications available from RVHOA's office. An approved site number must be displayed at the entrance of the road once the road to the site has been made – height 90cm to the top of the number on a wooden pole. These numbers are available at Splinters, Hoedspruit and are standardised. No deviation will be accepted.
- Once the road has been cleared to begin construction on a new site, a properly constructed steel site shed is to be erected before construction may commence.
- Percolation tests in accordance with NHBRC must be completed within 2 weeks of site handover. These forms are available from the Estate Manager.
- “Long Drops” may not be constructed on site. Only chemical toilets or a properly constructed septic tank and French drain may be used. AT the time of site handover the toilet must be on site. All toilets must be hygienically maintained, use approved chemicals (not Jeyes Fluid) and be emptied regularly.
- At site handover, the layout of the construction must be clearly pegged out and demarcated with danger tape. This includes decks, pools, carports and court-yards.
- At site handover, a stockpiling site will be demarcated by the Estate Manager.
- A copy of the plans, with a Maruleng Municipality approved stamp on them, must be forwarded to the Estate Manager before site handover.
- Site handover date will count as Day 1 of the 9 month maximum project period.
- The site handover will only take place after all applicable fees including building levy, water and electrical connection fees, contractor's building levy etc. have been paid to RVHOA.

SITE MANAGEMENT

- Each contractor is responsible for the daily removal of cement packets, bottles, tins etc. Securable containers must be placed on site for rubbish.
- Stockpiling sites must be properly managed by contractors. Trucks are to be prevented from causing any damage during deliveries and collections.
- The demarcated stockpiling areas need to be maintained. The Estate Manager is to be consulted whenever an exception is required.
- Open water, electricity and Telkom trenches are to be closed up within a maximum period of one month and are to be a minimum of 600mm deep. During the time that they are open, trenches need to be animal friendly with ramps every 10 metres.
- The contractor is responsible for removal of building rubble from his site on a weekly basis.

- All sites must have a blackboard on site that indicates the current site supervisor (who must be on site and be responsible). The board is also used by the Estate Manager and contractors for informal communications.
- All new buildings shall be constructed under the JBCC minor works contract which must be signed before construction begins.

SITE HANDBACK

- All project Completion Certificates, ie. termite, electrical, engineering, percolation and council occupation must be submitted at site handback. Site handback cannot take place without these Certificates. Please arrange the site handback date with the Estate Manager, well in advance, in writing.
- Site handback must be carried out within 4 weeks after completion. Fines will be issued to the contractor for late hand back.
- Request for site handback must be submitted in writing. Site handbacks get done on Tuesday and Thursdays. Contractors are to ensure that the structure exactly matches the approved plans before site hand back.
- Electric meter seals are to be intact.
- No owner/tenant may take occupation prior to the site handback being completed by the Estate Manager.

ENVIRONMENT

- No trees or bushes may be cut down before handover. Trees with a diameter of more than 10cm on the building site may not be cut down without the prior permission of the Estate Manager.
- Contractors may not remove any plant, animal, rocks, wood, sand etc. from Raptor's View, or use any of the above for building purposes.
- Fishing in any of the dams is not permitted.
- No fires are allowed to be made on site.
- The contractor will be responsible for any damage caused to fauna and flora or fences by delivery vehicles entering Raptor's View.

SECURITY

- Each contract worker must hand in a copy of his/her ID book to the Quemic officer at RVHOA's offices in Hoedspruit so as to be issued with an ID card which he must carry with him. Contractors will be liable for the costs of the ID cards @ R25.00 per card. Temporary cards are R20.00.
- Contractors are required to cancel immediately the cards of workers no longer working for them.
- If a worker is found working for another company with a wrong card, both contractor and sub-contractor will be fined.
- On completion of a building contract, all ID cards must be returned to the security company. All contractor vehicles may be subject to a security search at any time.

VEHICLES AND TRAFFIC

- After hours deliveries will not be permitted. Specifications with regard to delivery vehicles are as follows:
 1. No horse and trailer trucks or interlinks are allowed
 2. Double axle trucks with a maximum capacity of 10m³ are allowed
 3. Maximum allowable height – 3 metres from ground level
- The speed limit on all roads is strictly 30km per hour.
- All contractor/sub-contractors vehicles must be in a roadworthy condition, licensed, insured and driven by a licensed driver. Permits will be required for all contractor vehicles. These permits currently cost R20.00 per vehicle and need to be renewed annually. Permits will need to be returned to the security company on completion of a building contract. Driver's licenses will be checked at the security gate.
- Contractors/sub-contractors must have company identification on the sides of their vehicles.
- Contractors/sub-contractors only to move between the sites that they are working on and the Contractors gate. Any person found driving outside their working area will be banned from the Estate.
- The main gate is to be used by residents only. No contractor may use this gate. Contractors residing in Raptor's View must never use this gate for construction purposes.

TLB's

- Contractors are responsible for TLB's.
- Only approved TLB's to be used.
- All contractors will make an application to the Estate Manager before entering the contractor's gate with the TLB.

5. SERVICE/DELIVERY ACCESS

- All service/delivery vehicles excluding the Security Company, South African Police Services (SAPS), Telkom and Emergency vehicles will be handled as per normal contractor access. Security, SAPS, Telkom and Emergency vehicles will be handled as visitors.
- Trucks and service/delivery vans will only be issued entry permits on proof of a delivery document clearly stating the stand number.
- All service/delivery vehicles may be subject to a security search.
- All service/delivery vehicles must follow the contractor routes.

6. ALTERATIONS/ADDITIONS TO EXISTING HOMES

- Any changes to the footprint of the building, any construction requiring foundations and any additional roof covering will require new plans to be drawn up and issued to RVHOA for provisional approval. These plans must be lodged, by the owner, with the Maruleng Municipality for their approval. Thereafter RVHOA will stamp the plans with their

approval to commence construction and a site handover to the contractor will be done.

I understand and accept the contents of this document.

SIGNED **DATE**
(CONTRACTOR/OWNER)

PRINT NAME

.....
NAME OF CONTRACTOR/COMPANY

SIGNED **DATE**
(RAPTOR'S VIEW MANAGEMENT)

PRINT NAME

ANNEXURE 'A' – FINE STRUCTURE

ALL OFFENCES WILL BE ASSESSED ON A LOW, MEDIUM OR HIGH IMPACT AND ANY OFFENCE NOT LISTED BELOW WILL BE DETERMINED AT THE DISCRETION OF THE RVHOA.

1. SPEEDING
R15.00 per Km/hr EXCEEDING SPEED LIMIT OF 30Km/hr
R50.00 per Km/hr EXCEEDING SPEED OF 40Km/hr
2. UNHYGEINIC TOILETS ON SITE
R 250.00 LOW
R 500.00 MEDIUM
R 1,000.00 HIGH
3. DEFECATION IN BUSH
R 500.00
4. DIRTY SITE
R 500.00
R 1,000.00
R 2,000.00
5. DAMAGE TO TREES
R 500.00
R 1,000.00
R 2,000.00
6. DEATH OR INJURY TO ANIMALS
HANDOVER TO THE SAPS
POSSIBLE BANNING FROM RAPTOR'S VIEW
7. DAMAGE TO FENCE OR PROPERTY (if wilful)
R 500.00
R 1,000.00
R 1,500.00
(REPAIR COSTS TO BE ADDED ON ALL OF THE ABOVE)
8. CONTRACTORS WALKING OFF SITE
R 250.00 per person
9. LATE AT GATE WITHOUT NOTIFICATION
R 500.00
10. MIXING CONCRETE ON GROUND
R 1,000.00 FOR FIRST OFFENCE
R 2,500.00 FOR SUBSEQUENT OFFENCES
11. TRENCHES LEFT OPEN
R 500.00
12. TRENCHES NOT TO STANDARD
R 1,000.00
13. DIVERSION FROM APPROVED PLANS
R 5,000.00
14. BUILDING RUBBLE IN VELD
R 500.00
R 1,000.00

15. DUMPING OUTSIDE DESIGNATED AREA WITHOUT PERMISSON
R 1,000.00
16. BUILDING PROJECT EXCEEDING 9 MONTHS
R10,000.00 PER MONTH OR PART THEREOF
17. TLB DAMAGE TO ENVIRONMENT
R 1,000.00
18. MAINTENANCE & ALTERATIONS BEING DONE WITHOUT HAVING NOTIFIED
RVHOA
R 1,500.00
19. OVERLOADING OF VEHICLES – ACCEPTED NUMBER PAX PER VEHICLE
0.5 ton 7 employees
1 ton 12 employees
1.3 ton 19 employees, provided the vehicle has a railing.
R250.00 PER PERSON IN EXCESS OF VEHICLE CARRYING CAPACITY
20. UNAUTHORISED PERSONS ON ESTATE
R 500.00 PER PERSON, ESCORTED TO GATE AND BARRED FROM ACCESS
UNTIL PROPER DOCUMENTATION IS COMPLETE.
21. OWNERS/TENANTS HAVING TAKEN OCCPUATION PRIOR TO ESTATE
MANAGEMENT SITE HANDBACK
R1500.00

**RVHOA RESERVES THE RIGHT TO AMEND THESE FINES AND/OR USE THEIR
DISCRETION.**