



RAPTOR'S
View
Home Owners Association

**RAPTOR'S VIEW WILDLIFE ESTATE
ARCHITECTURAL RULES**

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1 INTRODUCTION

- 1.1 The Estate has been developed with a unique cohesive architectural character as an appropriate response to its surrounding environment. The basis of the architectural design of the Estate is that of a game lodge.
- 1.2 The purpose of these Rules is to set out how all Residential Portions are required to conform to the architectural design of the Estate.
- 1.3 These Rules are in addition to any restrictions imposed by any law, including in terms of conditions of title, town planning schemes, the National Building Regulations and the requirements of the local authority.
- 1.4 In terms of the MOI, these Rules are binding between the Association and each Member. Each Member shall comply with these Rules. In the event of any breach of these Rules by a Contractor working on any Residential Portion, such breach shall be deemed to have been committed by the Member who owns such Residential Portion. For the purposes of the enforcement of these Rules, the Board shall have the powers set out in the MOI.
- 1.5 These Rules are required to be read in conjunction with the MOI and the other Estate Rules, and it is the responsibility of all Members to ensure that they and their visitors and Contractors are aware of and abide by these documents.
- 1.6 Members should seek copies of the MOI and the Estate Rules from the Association's administrative office. Copies are also available on the <http://www.raptorsview.co.za> website (see Rules).

2 DEFINITIONS

In these Rules, unless the context indicates otherwise, the words and expressions set out below shall have the meanings assigned to them and cognate expressions shall have a corresponding meaning, namely:

- 2.1 the Association means the Raptor's View Home Owners Association NPC, a non-profit company incorporated in accordance with section 10 of the Companies Act, 71 of 2008;
- 2.2 Board means the board of directors of the Association from time to time;
- 2.3 Building Area means, in respect of:
- 2.3.1 thatched buildings, including residential dwellings, a 15 metre radius of the Building Peg; and
- 2.3.2 all other structures, such as timber decks, swimming pools, lath carports, water tanks, court yards and concrete roofs, a radius of 20metres from the Building Peg;
- 2.4 Building Peg means the numbered peg referred to in paragraph 3.1;
- 2.5 Building Project means any building activity conducted on a Residential Portion, including but not limited to:
- 2.5.1 the construction of new buildings, carports, swimming pools, fire receptacles, walls, gates, rain water storage tanks, trellises, awnings and extending roofs;
- 2.5.2 extensions and structural, aesthetic and external alterations to external buildings;
- 2.5.3 the demolition of buildings; and
- 2.5.4 maintenance, repairs and/or internal structural alterations to buildings.
- 2.6 CCA means a treatment applied to timber to protect against damage from insects;
- 2.7 Cladding means a covering applied to a constructed surface to provide a different architectural finish;
- 2.8 Contractor means a Member who undertakes any work on the Estate and any natural or juristic person that is contracted or subcontracted to undertake work on the Estate, and in relation to a Member shall include, inter

		alia, service providers and subcontractors of contractors appointed by such Member;
2.9	Corbeling	means an external pattern applied to built in brickwork as an architectural feature;
2.10	Estate	means the Raptor's View Wildlife Estate comprised of all Residential Portions and all portions as may be registered in the name of the Association from time to time;
2.11	Estate Manager	means the estate manager appointed by the Board from time to time in terms of the MOI;
2.12	Estate Rules	means these Rules, the Raptor's View Wildlife Estate Home Owner's Rules and all other rules made from time to time in terms of the MOI;
2.13	HDPE	means high density polyethylene, which is known for its high strength to density ratio and used in the production of corrosion resistant piping;
2.14	Lath	means a thin wattle sapling with a diameter of between 20 and 80 millimetres;
2.15	Lath Sunscreens	means Lath screens installed to provide shade from the sun;
2.16	Louvre	means angled slats fixed at regular intervals in a frame to allow air and light to pass through;
2.17	Member	means a person who is the registered owner of a Residential Portion;
2.18	MOI	means the memorandum of incorporation of the Association;
2.19	Plinth	means a brick and mortar wall with a height of less than 1 metre;
2.20	Residential Portion	means a portion of the Estate owned by a Member which is used or is intended to be used for residential purposes;
2.21	Rules	means these Raptor's View Wildlife Estate Architectural Rules; and
2.22	SABS	means the South African Bureau of Standards.

3 BUILDING PEG

- 3.1 The numbered peg driven into the ground on each Residential Portion represents the centre point of the 15 metre radius for the building area, has co-ordinates from a global positioning system and, subject to paragraph 3.3, shall under no circumstances be moved by any person.
- 3.2 Each Member shall verify the position and accuracy of the building peg prior to commencement of any building works on their Residential Portions.
- 3.3 The Board shall be entitled to grant permission in writing for the Building Peg to be adjusted by a few metres based on sound ecological, aesthetic or technical reasons, upon receipt of a written application therefor from a Member.

4 BUILDING AREA

- 4.1 All thatched buildings, including residential dwellings, may only be constructed within a 15 metre radius of the Building Peg.
- 4.2 All other structures, such as timber decks, swimming pools, lath carports, rain water tanks, court yards and concrete roofs, are to be constructed within a radius of 20metres from the Building Peg.
- 4.3 The intention behind the imposition of a limited building area is to limit the spread of structures over the Residential Portions.

5 REGISTRATION AND APPROVAL OF ALL BUILDING PROJECTS

- 5.1 Any alteration or addition to a structure on a Residential Portion must comply with these Rules and the National Building Regulations.
- 5.2 In an effort to ensure continuous aesthetic control on the Estate, all Members wishing to undertake any Building Projects on a Residential Portion shall, prior to commencing such Building Project, submit plans therefor to the Board for its approval and ensure that the Contractors appointed to carry out the project are registered with the Association in accordance with the applicable Estate Rules.
- 5.3 The decision of whether or not a plan for a Building Project complies with the approved architectural style of the Estate shall be within the sole discretion of the Board. The Board shall be entitled to reject the plans for any Building Project, which in its sole

discretion would detract from the appearance of, or reduce the value of, other Residential Portions.

- 5.4 If the Board approves the plans for a Building Project, the Board will stamp the plans with their approval to commence work and return the stamped plans to the Member concerned. Upon receipt of the Board's written approval of the plans for a Building Project, the Member concerned must then, to the extent required, submit the plans for the Building Project to the appropriate authority/ies for approval.
- 5.5 Should the Board not approve plans for a Building Project, the Board shall notify the Member concerned in writing of the reasons therefor. Amended plans may be submitted to the Board for its consideration.
- 5.6 The Board shall not be liable to any Member or third party for any costs, losses or damages arising from its approval of or failure to approve any plans for a Building Project.
- 5.7 No deviation from plans approved by the Board shall be permitted unless such deviation has been approved by the Board in writing before the building or effecting of such deviation commences.
- 5.8 No Member shall commence with a Building Project without the prior written approval from the Board and, to the extent required, all other appropriate authorities.
- 5.9 Compliance with restrictions imposed by the Association with regards to Building Projects shall not, under any circumstances, absolve Members from compliance with local authority by-laws or any other restrictions imposed by third parties.

6 BOUNDARY DEMARCATION

No boundary demarcation of individual 1 hectare stands shall be permitted.

7 HEIGHT RESTRICTION

- 7.1 In order to safeguard the privacy of adjacent Members, no double storey structures may be erected on the Estate. To this end, the height of any part of a thatch structure on a Residential Portion, including associated facilities such as chimneys and cowl etc., shall not exceed 8.5 metres above the natural ground level of the Building Peg.
- 7.2 All other structures, facilities and equipment on a Residential Portion shall not exceed a height of 3.5 metres above the natural ground level of the Building Peg.

8 RESIDENTIAL PORTIONS

8.1 No Member shall erect any security fences, spikes, razor wire, electric shock wires or any similar devices and lightning conductors on any Residential Portion.

8.2 Maintenance

Members shall at all times maintain the exterior of all structures on their Residential Portions in accordance with the Rules and any written directives issued by the Board from time to time.

8.3 Appearance

Members shall ensure that any object which the Board, in its sole discretion, considers unsightly, or to detract from the appearance of, or reduce the value of, other Residential Portions, is screened from common areas and neighbouring Residential Portions to the Board's satisfaction, or removed.

9 DENSITY AND HOUSE SIZE

Only one house may be erected on a Residential Portion with a maximum of 8 beds and one kitchen.

10 WALLS

10.1 Exterior House Walls

10.1.1 Exterior walls must be plastered and painted in a colour approved by the Board. To this end, a 2 square metre sample area of the selected colour shall be painted on an exterior wall for approval by the Board or such other person with delegated authority from the Board prior to painting the building.

10.1.2 The following Plascon Paint exterior wall paint colours have been approved by the Board:

10.1.2.1 Expressions Revenge Code C15-6;

10.1.2.2 Cashmere Brocade Silk Code Y1-D2-1; or

10.1.2.3 Cashmere Beach Wood Code Y3-D2-1.

10.1.3 All exterior walls must be painted the same colour.

10.2 **Rock Cladding**

Rock Cladding may be used, provided that:

10.2.1 all rock Cladding must conform with the colour and texture of the natural rocks found on the Estate;

10.2.2 the maximum area of Cladding may not exceed 5% of the total surface area of all external brick and mortar type walls. The cladding area and percentage of the total surface area must be included on the architect drawings; and

10.2.3 wall elevations, showing the extent of the Cladding and type, must be submitted to the Board for approval prior to construction.

10.3 **Yard and Screen Walls**

10.3.1 The external screen walling shall not exceed 2.1 metres in height above floor level and shall be either Lath, Lath on a Plinth or brick walling to be finished as described under paragraph 10.1 above.

10.3.2 All gas bottles, baboon proof lock up bins and washing lines shall be contained in the courtyard and must not be visible from outside the courtyard. Any items not contained in the courtyard require a "built-in" housing to conceal the equipment with a Lath type door in the front for access.

10.4 **Outbuildings**

All other structures (other than the house) are required to be constructed and finished to match the house and in accordance with the architectural requirements set out in these Rules.

11 **ROOFS**

11.1 **Thatched Roofs**

11.1.1 All pitched roof coverings of houses are to be thatched at a 45 degree pitch with the option of a protective covering of 25 millimetre wire mesh.

11.1.2 No gutters are permitted on any roofs.

11.1.3 All roof cappings are required to be constructed from concrete and painted black. Fibre glass ridge cappings may only be used in conjunction with concrete.

11.2 **Concrete Roofs**

11.2.1 Any concrete roof sections must be waterproofed and sloped towards the approved drainage system as detailed in paragraph 11.2.3. The colour of the waterproofing must be matched to the colour of aged thatch.

11.2.2 Skylights in concrete roofs are permitted provided they are below the level of the Plinth and are approved by the Board in writing.

11.2.3 Concrete roofs shall be drained by a purposely designed spout that clears the outside walls and allows the water to run down a chain into a rock stacked soak away / disperser on ground level, as per paragraph 16.5. Alternatively down pipes in purposely built brick and mortar columns, terminating in a rock stacked dispenser or concrete apron, will be permitted. No visible down pipes are permitted. The concrete roof drainage system must be shown on the plans submitted to by the Association in terms of paragraph 5.2.

11.3 **Patterning / Corbeling**

Corbeling is permitted, provided that it is included on the plans submitted to the Board for approval in terms of paragraph 5.2.

11.4 **Carports, Covered Patios, Pergolas, Bomas / Lapas.**

Carports, covered patios and pergolas must be constructed with gum poles with one of the following approved coverings:

11.4.1 pitched thatch roofs with Lath gables;

11.4.2 approved Lath Sunscreens or Lath screening walls to conceal or contain the area;

11.4.3 mesh reinforced waterproofed screed on Lath support with a 100 millimetre fall over 6 metres (the colour of the waterproofing must be black to match aged thatch);

11.4.4 Lath Sunscreens covered by UV stabilised translucent polycarbonate sheeting hidden behind a 210 millimetre high Lath fascia and not visible from common areas or neighbouring Residential Portions; or

11.4.5 canvas covering, provided that the prior written approval therefor is obtained from the Estate Manager.

11.5 **Air Vents and Louvres**

Air vents or Louvres are permitted to be installed in a thatch roof, provided the following is adhered to:

11.5.1 no light, whatsoever, must be visible from the outside;

11.5.2 full manufacturer's specifications must be submitted to the Board for approval; and

11.5.3 the colour must match aged thatch.

11.6 **Aprons to Prevent Erosion**

Aprons must be installed around all thatch structures extending 200 millimetres past the thatch drip line. Where decking extends beyond thatch structures no apron is required.

The apron may be constructed from concrete, rock, gravel, paving or stone.

12 **WATERPROOFING**

All exposed waterproof mediums must be black to match aged thatch. Waterproofing applied to visible walls must match external wall colour.

13 **TIMBER**

13.1 **Wattle Lath / Retractable Lath Sunscreens**

13.1.1 External Lath Sunscreens are required to be SABS approved, CCA treated and equally spaced to provide a neat yet natural sunscreen.

13.1.2 Retractable/moveable awnings are to be made of bush-green rip stop/canvas fabric.

13.2 **External Timber**

All external structural timber must be SABS approved, CCA treated, unstained/natural or stained dark brown.

13.3 **Lath Screen Walls**

In addition to the specifications in paragraph 13.2 for external timber, the individual Lath poles must not exceed 2.1 metres in length, as per paragraph 10.3.1, and be equally spaced to provide a neat yet natural screen.

13.4 **Timber Decks**

Timber decks must be constructed using 75 millimetre wide by 38 millimetre thick SABS approved, CCA treated South African pine, or other wood approved by the Estate Manager from time to time, fixed to adequate support rafters.

14 **ELECTRICAL**

14.1 **Electric Supply Cables and Circuit Breakers**

Only 40 Amp supply breakers may be installed in the distribution boxes (DB) in the house.

14.2 **Electrical Appliances**

All new houses are encouraged to use energy efficient appliances such as induction stoves, inverter type air conditioners and energy saving globes etc. as approved by the Board.

15 **PLUMBING**

15.1 **All Water Heating Systems**

15.1.1 Members are encouraged to install energy efficient water heating systems in all new houses. Members are also encouraged to convert their existing electrical geyser systems to such systems. All components of these systems must be SABS approved and such systems may also be connected to the mains power for backup purposes.

15.1.2 Members must ensure that the housing structures for the water heating systems are painted to match their background, for example an exterior wall or aged thatch, and, where necessary, adequately screened from view.

15.1.3 All energy efficient water heating systems must conform to paragraph 14.1.

15.2 **Pipes**

Water supply pipes to be HDPE, PE100 32 millimetre class 10. All visible supply pipes or sewer pipes must be painted in the matching approved wall colour.

15.3 **Sewer Treatment Systems**

15.3.1 No Member may construct any sewerage treatment plants without the prior written approval of the Board.

15.3.2 Only a 3-stage sewerage treatment plant, i.e. primary, secondary and tertiary treatment stages, will be permitted. The treatment plant needs to cater for anaerobic and aerobic settling with a disinfection process for the treatment of sewerage.

15.3.3 The minimum size of the sewerage treatment plant must be sufficient to cater for one household of minimum of 8 people and installed underground below the natural ground level.

15.3.4 For sewerage lines, vacuum valves must be used instead of vertical pipes.

15.4 **Rainwater Storage Tanks**

Rainwater storage tanks are permitted, provided that:

15.4.1 the tanks may not be connected to the main water reticulation system;

15.4.2 the tanks may be situated either above or below ground level. If below ground level, measures must be taken to mitigate against the risk of ground collapsing. If above ground level, the tanks must comply with the provisions below;

15.4.3 the tanks must be located within the 20 metre Building Area;

15.4.4 the tanks must be covered / sealed to prevent injury to animals and creating a habitat for mosquitoes;

15.4.5 the tanks must be installed on a concrete slab;

15.4.6 the tanks shall not exceed 2.1 metres in height and must be screened off by means of a lath fence, as per paragraph 10.3.1 above;

15.4.7 the maximum allowable storage capacity per stand is 5000 litres;

15.4.8 rain water storage tanks are to be coloured brown.

15.5 **Gas for Cooking**

Members are encouraged install gas hobs in stoves for all new housing projects and Members are encouraged to convert their existing electrical hobs to gas. All components of these systems must be SABS approved.

16 **SWIMMING POOLS**

Members will be permitted to construct salt or chlorinated swimming pools on Residential Portions, provided that:

16.1 only charcoal, blue or portland grey internal finishes shall be used;

16.2 only one swimming pool with a maximum water area of 16 square metres shall be constructed on each Residential Portion;

16.3 the pump and filtering system is installed out of sight in a housing to the satisfaction of the Estate Manager;

16.4 the swimming pool backwash pipe terminates and discharges into a rock packed soak away;

16.5 the soak away must be have a minimum volume of 1 cubic metre and be constructed from rock packed gabions, lined on the bottom and sides with a cloth material to prevent earth around the sump from collapsing over time and filling the voids in between the rocks; and

16.6 where the elevation of the top of the swimming pool is 1.1 metre or less above ground level, either a fence, approved by the Estate Manager, or a 1.5 metre wide section of decking, must be installed around the exposed side or sides in order to prevent animals from drowning or injuring themselves.

17 LIGHTING

17.1 Prevention of Light Pollution

The number and positioning of lights should be such that light pollution around the dwellings is kept to an absolute minimum. No Member shall illuminate open areas by spotlights.

17.2 Height Restrictions for Outside Light Fittings

Light fittings for external patios (covered and uncovered) and entrances to be wall mounted and “eyelid” – type fittings shining down, which shall be installed:

17.2.1 at a maximum height of 1.2 metres from floor level at the main house entrance;

17.2.2 at a maximum height of 1.2 metres from floor level for all external decked areas; and

17.2.3 at a maximum height of 300 millimetres from ground level for lighting around the house in non-decked areas, such as carports, driveways, service areas and external walkways.

17.3 Light Fittings under Thatched Patio Areas

Members may install light fittings under thatched patio areas, provided that the light fitting is installed above the thatch drip line. No Member may install light fittings under thatched patio areas that have an open gable.

17.4 Light Fittings under Concrete Roofs

Members may install light fittings into the roof of external facilities, such as concrete roofs, provided that the light fittings shall be concealed by a concrete down beam. The concrete down beams must be the same height or level as the window or door height.

18 EXTERNAL FITTINGS

18.1 TV Aerials and Satellite Dishes

TV Aerials and satellite dishes must be positioned to minimise any potential impact on the surrounding areas. Members must paint the satellite dishes the same colour as their background surface.

18.2 Air Conditioning Units

Members are required to ensure that:

- 18.2.1 the condensate drainpipes and conduits for wall mounted air conditioning units are built into walls, or fitted into trunking painted the same colour as the exterior walls; and
- 18.2.2 condensers are painted the same colour as the exterior walls.
- 18.2.3 only inverter type air conditioner units will be permitted

18.3 Fire Hose Reels

- 18.3.1 Fire hose reels are required to be mounted on a gum pole structure approved by the Estate Manager, away from thatched structures but in an easily accessible area within the 20 metre Building Area.
- 18.3.2 The fires hose reels may be concealed by a bush-green rip stop cover to protect the hose. However the appropriate red fire emblem must be displayed on the cover.

18.4 External Fitting Concealment

All external devices and equipment, including items on top of concrete roofs must be painted the same colour as their background, for example be an exterior wall or aged thatch. They may also be concealed from external view using a gum pole and Lath screening.

19 WINDOWS AND DOORS

19.1 Window Frames, Doors and Door Frames

Only hardwood that is stained dark brown, or aluminium with a bronze or mahogany woodgrain finish may be used for window frames, doors and door frames. The maximum height of any window shall be 2.4 metres above floor level.

19.2 Garage Doors

Garage doors are required to be horizontally slatted and constructed from hardwood panel doors stained dark brown, or aluminium with a bronze or mahogany woodgrain finish.

19.3 Windows

19.3.1 No windows may be installed in a thatch roof but may be installed into outside walls provided that:

19.3.1.1 the outside walls are located within a thatched area, such as a covered patio;

19.3.1.2 the height of the bottom of the window must be above the drip line of the thatch (i.e.so that the window is concealed by the thatch).

19.3.2 Members may not install windows where the thatched area has a gable. In other words the window is not concealed by the thatch and is visible.

20 DECKS, PATIOS, OUTSIDE SHOWERS, BOMAS / LAPAS

20.1 Members may construct decks, patios, outside showers and bomas / lapas, provided that they are within the 20 metre Building Area.

20.2 Members may only use materials, finishes and colours for decks, patios, outside showers and bomas / lapas approved by the Estate Manager, which may include one or a combination of the following:

20.2.1 natural wood or wood composite;

20.2.2 concrete, coloured screed, tiles, paving, pebbles, sand or natural ground; and

20.2.3 earth tone coloured materials.

21 GARDENS, ENTRANCES & DRIVEWAYS

21.1 Lawns

Lawns are permitted within the 20 metre Building Area, provided that the lawn is separated from the veld with a 500 millimetre Plinth, Lath border or timber deck.

21.2 Plants / Trees

Members may only plant indigenous plants on Residential Portions within the 20 metre Building Area. No exotic plants shall be planted anywhere on the Estate. The Estate Manager shall be entitled to restrict the planting of plants or require the removal of plants should the Board, in its sole discretion, be of the opinion that such plants are not in keeping with the flora of the Estate or constitute noxious or exotic flora.

21.3 Entrances / Driveways

21.3.1 Only red / opal / grey pebbles/crusher rock, grey gravel, paving, flagstones or concrete may be used within the 20 metre Building Area.

21.3.2 Only one wooden sign bearing the stand number may be erected at the entrance of each Residential Portion.

21.3.3 No other decorations, save for those permitted in paragraph 21.2, may be placed on a Residential Portion.

22 ANNEXURES

22.1 Registration form

22.2 Plan approval form

22.3 Deviation from a rule

DOCUMENT REVISION HISTORY

Date	Description	Rev	Director's Signature
21 April 2016	Approved by the Board, subject to the amendments reflected in the document.	1	