



RAPTOR'S
View
Home Owners Association

Registration Number: 2001/000705/08)



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RAPTOR'S VIEW WILDLIFE ESTATE ARCHITECTURAL RULES

15 July 2022

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1 INTRODUCTION

- 1.1 The houses on Raptor's View Wildlife Estate are designed using an architectural style that blends in and is aesthetically pleasing within the surrounding Lowveld bush environment. These Rules have been drawn up to maintain this character based on a game lodge appearance with the majority of the roof area constructed from thatch.
- 1.2 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.
- 1.3 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.
- 1.4 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.
- 1.5 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 20 metres from the Building Peg,
- subject to the provisions relating to consolidated portions in paragraph 22.3.3 below;
- 2.4 Building Peg means the numbered peg referred to in paragraph 3.1 below;
- 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 Screens	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;
2.22	SABS	means the South African Bureau of Standards;

- 2.23 SANS means South African National Standards; and
- 2.24 Solar System means a solar (photovoltaic) installation.

3 BUILDING PEG

- 3.1 The numbered Building 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 paragraphs 3.3 and 22.3.5, shall under no circumstances be moved by any person.
- 3.2 Members shall verify the position and accuracy of the Building Peg prior to commencement of any building works on their Residential Portions.
- 3.3 Upon receipt of a written application from a Member together with written consent from the Member's immediate neighbours, the Board shall be entitled to grant permission in writing for the Building Peg to be adjusted based on sound ecological, aesthetic or technical reasons.

4 BUILDING AREA

- 4.1 Subject to paragraph 22.3.3 below:
- 4.1.1 all thatched structures on a Residential Portion may only be constructed within a 15 metre radius of the Building Peg; and
- 4.1.2 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 20 metres from the Building Peg.
- 4.2 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, the requirements of local authorities 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.

- 5.2A In the event that a Building Project concerns the construction of new buildings or extensions and external alterations to existing buildings on a Residential Portion, the Member wishing to undertake such Building Project shall procure that:
- 5.2A.1 prior to the submission of plans to the Board in respect of such Building Project in terms of paragraph 5.2, the Residential Portion is surveyed by a qualified and registered land surveyor; and
- 5.2A.2 the plans submitted to the Board in respect of such Building Project are accompanied by an electronic and a hard copy of the survey diagram of the Residential Portion prepared pursuant to paragraph 5.2A.1, which depicts the situation of the existing or proposed structures on the Residential Portion in relation to neighbouring Residential Portions and the boundary lines of the Residential Portion on which the new buildings or extensions and external alterations are proposed to be built.
- 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 Residential Portions 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 cowls etc., shall not exceed 8.5 metres above the natural ground level of the Building Peg, except for approved lightning protections systems as set out in paragraph 24.
- 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 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, subject to paragraph 22.3.7 below, a maximum of 4 double bedrooms (8 persons) and incorporating 1 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" cage to conceal the equipment with a Lath type door in the front for access.

- 10.3.3 All cages for refuse installed on Residential Portions must:
- 10.3.3.1 be at least 1.7m in height, 775cm wide and 85cm deep to ensure sufficient space for a large wheelie bin to be stored securely;
 - 10.3.3.2 be constructed of metal or wire reinforced Lath, strong enough to ensure large male baboons are unable to forcibly access the refuse;
 - 10.3.3.3 in the case of existing Lath cages, be reinforced with either metal or small gauge bird wire firmly fixed to the inside of the cage where it is not visible from the outside;
 - 10.3.3.4 be closed with an effective baboon proof lock;
 - 10.3.3.5 be firmly secured to the ground or a wall in the courtyard or within the Building Area. All cages outside of the courtyard must comply with paragraph 10.3.2, provided that all Lath coverings must be attached directly to the outside of the actual wire or metal of the cage.

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 disperser on ground level. Alternatively, down pipes in purposely built brick and mortar or steel columns, terminating in a rock stacked dispenser or concrete apron, will be permitted. Wood or stone or brick and mortar may be used as cladding to conceal down pipes. The concrete roof drainage system must be shown on the plans submitted to the Board 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 **Carpports, Covered Patios, Pergolas, Bomas / Lapas.**

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

11.4.1.1 pitched thatch roofs with or without gables;

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

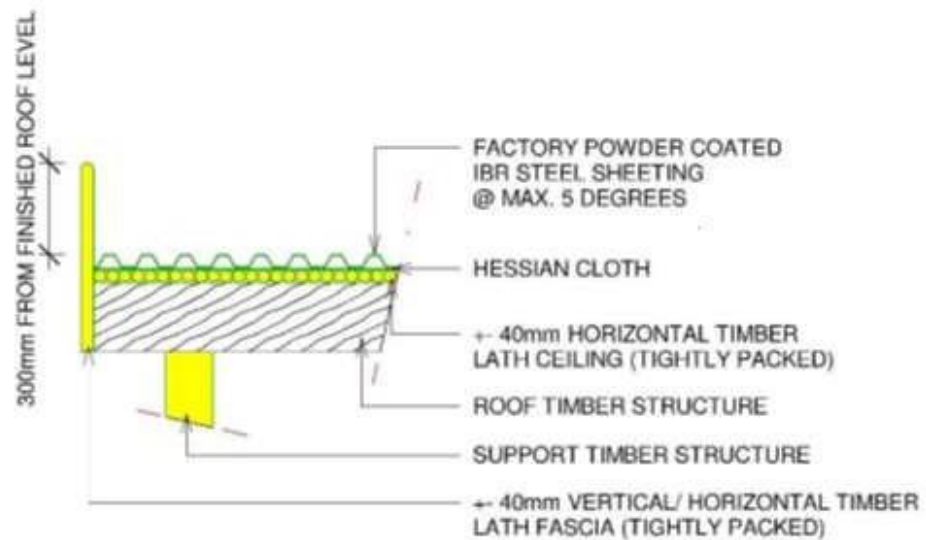
11.4.1.3 mesh reinforced waterproofed screed on Lath support with a 100 millimetre fall over 6 metres (the colour of the waterproofing must be black to match aged thatch);

11.4.1.4 Lath Sunscreens covered by translucent polycarbonate sheeting concealed behind a Lath fascia and not visible from common areas or neighbouring Residential Portions;

11.4.1.5 canvas covering, provided that the prior written approval therefor is obtained from the Board; or

11.4.1.6 Lath roofs or pergola roof sunscreens with a maximum permitted angle of roof of 5 degrees covered by factory powder coated steel sheeting which is dark brown, black or a colour matched to the same external colour of the walls of the main house on the Residential Portion concerned (provided that any colour selected shall be approved by the Board prior to installation) and concealed on all exposed sides behind a Lath fascia or fascia board of the standard fascia board production sizes painted the same colour as the external colour of the main house on the Residential Portion concerned. The aforesaid materials must be depicted on the plans submitted to the Board for

approval in terms of paragraph 5.2 with detailed cross sections, specifications and are subject to the prior written approval of the Board. A diagram depicting the minimum requirements for the aforesaid steel roof sheeting is set out below.



**RVHOA - STEEL ROOF SHEETING
MINIMUM REQUIREMENTS**

11.4.2 The installation of solar panels on the roofs referred to in paragraph 11.4.1.6 shall be permitted with the prior written approval of the Board, provided that such solar panels are concealed, detailed on the plans submitted to the Board for approval in terms of paragraph 5.2 and the Solar System complies with the provisions set out in paragraph 23 below.

11.5 Air Vents and Louvres

Air vents or louvres are permitted to be installed in a thatch roof or wall, provided that 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**

11.6.1 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.

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

11.7 **General**

Subject to paragraph 11.4, no metal sheeting or shade netting is permitted to be used as a roofing material on any Residential Portion.

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 CCA treated and equally spaced to provide a neat yet natural sunscreen.

13.1.2 Retractable/moveable awnings are to be made of rip stop/canvas fabric in a colour approved by the Board.

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 CCA treated South African pine, or other wood approved by the Board 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 vent pipes.
- 15.3.5 Members who own Residential Portions with any dysfunctional existing sewer system are encouraged to upgrade such system with a 3 stage sewer treatment system as described in paragraph 15.3.2.
- 15.3.6 Water discharge from the plant must terminate into either:
- 15.3.6.1 a rock packed sump with a minimum volume of 1 cubic metre, as per paragraph 16.5, or
- 15.3.6.2 a garden sprinkler system to avoid erosion. No open ended pipes will be permitted.

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 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 when above ground.

15.5 **Gas for Cooking**

Members are encouraged to install or convert existing electrical hobs to energy efficient appliances such as gas or induction hobs.

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 Board;
- 16.4 the swimming pool backwash pipe terminates and discharges into a rock packed soak away;
- 16.5 the soak away must have a minimum volume of 1 cubic metre and be constructed from rock packed gabions, lined with a geofabric type material to prevent earth from collapsing into the sump; and
- 16.6 where the elevation of the top of the swimming pool is 1.1 metres or less above ground level, either a fence, approved by the Board, or a 1.5 metres 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 Dishes**

TV Aerials, satellite dishes and internet 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;
- 18.2.2 condensers are painted the same colour as the exterior walls; and
- 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 or brick wall approved by the Board, 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 Windows may be installed in external walls above the height restriction stipulated in paragraph 19.1 provided that:

19.3.1.1 the external walls have a thatched eave projecting beyond the face of the wall;

19.3.1.2 the height of the bottom of the window is above the drip line of the thatched roof, thereby concealing the window and minimising light pollution.

19.3.2 Windows may not be installed in external gables, as the window will not be concealed by the thatch.

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 Board, 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 wall, 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 paragraphs 21.2 and 21.3, may be placed on a Residential Portion in keeping with the ethos and aesthetics of the Estate.

22 CONSOLIDATION AND SUB-DIVISION

22.1 No Residential Portion shall be:

22.1.1 sub-divided under any circumstances; or

- 22.1.2 consolidated without the Board's prior written approval, provided that no more than 2 (two) Residential Portions may be consolidated.
- 22.2 A Member who wishes to consolidate 2 (two) Residential Portions shall submit a detailed written application and justification to the Board for its written approval to do so. The same Member is required to be:
- 22.2.1 the registered owner of both of the 2 (two) Residential Portions, which must have a common boundary; and
- 22.2.2 in good standing with the Association in that the Member has paid every sum which is due and payable by that Member to the Association from whatsoever cause arising.
- 22.3 Should the Board approve a consolidation in terms of paragraph 22.1.2 above, then the following Rules shall apply:
- 22.3.1 no Building Project shall be permitted on the consolidated portion until such consolidation has been formally registered;
- 22.3.2 only 1 (one) Building Area will be permitted on the consolidated portion;
- 22.3.3 the Member shall be required to apply to the Association, in writing, for written permission to increase the Building Area to a maximum area of:
- 22.3.3.1 950 square metres for thatched buildings; and
- 22.3.3.2 850 square metres for all other structures such as deck, carports and similar structures,
- provided that rain water storage tanks, fire hose reels, lawns, planted trees and plants, entrance driveways, flats roofs and Lath carports shall all be required to be located within the maximum Building Area;
- 22.3.4 the shape of the Building Area shall be required to be in keeping with the building ethos of the Estate and require the Board's prior written approval. The Board's determination of whether such shape accords with the Estate's building ethos shall be final and binding on all interested parties;
- 22.3.5 any Building Project on the consolidated portion shall be centred around only one of the Building Peg positions on the erstwhile Residential Portions comprising the consolidated portion. The position of the Building Peg may be adjusted in accordance with the provisions of paragraph 3.3 above.

- 22.3.6 if 1 of the erstwhile Residential Portions comprising the consolidated portion is already developed, then any further Building Project shall be centred around the existing structure;
- 22.3.7 only 1 house may be erected on the consolidated portion incorporating 1 kitchen and a maximum of 6 double bedrooms equating to accommodation for a maximum of 12 persons;
- 22.3.8 the electrical supply cables from the erstwhile 2 Residential Portions with the 40 Amp circuit breaker restriction per cable may be connected to the new dwelling;
- 22.3.9 the minimum size sewerage treatment system shall be increased to cater for 12 persons and shall be approved by the Association;
- 22.3.10 only 1 swimming pool with a maximum water area of 24 square metres shall be permitted; and
- 22.3.11 the consolidated portion shall be regarded as 2 separate Residential Portions for the purposes of levies and the Member who owns the consolidated portion shall be required to pay double the normal monthly levies and special levies which may be declared from time to time, together with any increased ancillary charges associated with a consolidated portion.
- 22.4 Save as aforesaid, the Estate Rules, and all other restrictions as the Board may, in its sole discretion impose, shall apply to such consolidation.

23 SOLAR (PHOTOVOLTAIC) SYSTEMS

- 23.1 All Solar Systems are required to comply with the following standards:
- 23.1.1 SANS 959-1:2016: Part 1: Standardized requirements applicable to off-grid individual homes, schools and clinics; and
- 23.1.2 SANS 959-3:2017: Part 3: Photovoltaic systems for use in individual homes, schools and clinics.
- 23.2 The Association is not responsible for ensuring that the Member complies with the SANS requirements quoted above, but may, at any time, require the Member to submit proof of compliance with a particular SANS requirement.
- 23.3 Solar Systems may be installed by Members on:
- 23.3.1 flat roof sections of houses;

- 23.3.2 flat roof sections of carports; and
- 23.3.3 ground level, where the installation is within the 20 (twenty) metre Building Area.
- 23.4 Installations of Solar Systems on thatched roof areas are not permitted.
- 23.5 In the case of ground or protruding flat roof installations of Solar Systems, the support structure must be screened with lattice, rock cladding or brick plaster and paint construction as per the Rules.
- 23.6 Screening of Solar Systems must be done with a lattice screen facia, rock cladding or brick plaster and paint as per the Rules, to such an extent that the solar panels and the supporting structure are not visible from existing residences, roads or walking trails unless screened as described above.
- 23.7 Where a vacant property borders the proposed installation, the solar panels must not be visible from the 20 (twenty) metre Building Area of such vacant property. It should be noted that visibility changes are drastically dependent on the season and visibility in this case refers to typical winter conditions. Solar Systems that are not visible as per the above do not require screening.
- 23.8 Where the Solar System includes an attached geyser, the Rules with respect to visibility of the solar panels apply with the additional requirement that the geyser must be painted the same colour as the external walls of the house. However, the geyser may be visible.
- 23.9 Height restrictions of 5,5 (five comma five) metres for Solar Systems within the 15 (fifteen) metre Building Area and 3,5 (three comma five) metres within the 20 (twenty) metre Building Area apply. Measurements are from ground level to the top of the Solar System.
- 23.10 Exposed non-current-carrying metal parts of module or purpose-built frames, electrical equipment and conductor enclosures must be grounded.
- 23.11 Appropriately specified DC cables must be used, and all visible cabling must be installed in a service duct. Visible service ducts must be painted the same colour as external walls.
- 23.12 Upon completion of the Solar System, a supplementary Certificate of Compliance issued by a suitably qualified person is required.
- 23.13 Existing Solar System installations (as at 1 May 2020) are exempt from the provisions of this paragraph 23 subject to the installation having been approved previously as follows:

- 23.13.1 by a Clearance Certificate issued by the Association during the course of a change of ownership; or
- 23.13.2 specific approvals given for such an installation by the board or a representative of the Association.

24 LIGHTNING PROTECTION SYSTEMS

- 24.1 No lightning protection systems or masts shall be installed on the Estate without the prior written approval of the Board.
- 24.2 A complete set of drawings, indicating the specifications and details of the lightning protection system shall be submitted to the Association when applying for the Board's approval in terms of paragraph 24.1 above. The Board's approval is to ensure continuous aesthetic control on the Estate only and it shall not be liable for any costs, losses or damages arising from its approval of or failure to approve any lightning protection system.
- 24.3 Members shall ensure that:
- 24.3.1 their lightning protection systems are SABS approved and that the technical details, design and installation thereof conform to all relevant SANS standards and specifications, including without being limited to the following standards:
- 24.3.1.1 SANS 62305-3, Protection against lightning, Part 3: Physical damage to structures and life hazard;
- 24.3.1.2 SANS 62305-4, Protection against lightning. Part 4: Electrical and electronic systems within structures;
- 24.3.1.3 SANS 10313, Protection against lightning — Physical damage to structures and life hazard;
- 24.3.1.4 SANS 10142-, The wiring of premises Part 1: Low-voltage installations;
- 24.3.1.5 SANS 61643-11, Low-voltage surge protective devices – Part 11: Surge protective devices connected to low-voltage power systems – Requirements and test methods;
- 24.3.1.6 SANS 61643-21, Low voltage surge protective devices, Part 21: Surge protective devices connected to telecommunications and signaling networks. Performance requirements and testing methods; and
- 24.3.1.7 SANS 62561-8, Lightning protection system components (LPSC) - Part 8: Requirements for components for isolated LPS;

- 24.3.2 all external fixtures and/or equipment are, insofar as possible, concealed and/or embedded into structures. In areas where this is not possible, the fixtures and/or equipment must be painted the same colour as the background colour of the structure in question. In areas where no structural background is available, the lightning protection masts and fittings are to be black in colour, supplied and pre-manufactured with a factory etched paint process, or similar;
- 24.3.3 Lightning protection masts are not free standing and must be attached and securely fixed to such buildings and/or structures as have been approved by the Board in writing.
- 24.3.4 all lightning protection masts are of a maximum outside wall thickness of 50mm and do not exceed a height restriction of 12 metres measured from the natural ground level to the top on the lightning protection mast;
- 24.3.5 all lightning protection systems and equipment shall be situated within the 20 metre Building Area;
- 24.3.6 the lightning protection systems to be suitably and safely earthed and bonded back to the main electrical earth as per the supplier's or manufacture's requirement and also conforming to SANS 62305-3 and SANS 62305-4; and
- 24.3.7 all installations are carried out by the original supplier or manufacture's certified installer. The Member shall submit a copy of proposed installer's certification to the Association prior to installation;
- 24.3.8 The Member responsible for the installation shall, within 10 (ten) business days of the completion of the installation of the lightning protection system, submit a copy of the Certificate of Compliance to the Association.
- 24.4 The Member shall be responsible for technical and other compliance or non-compliance, as the case may be, maintenance, servicing, certification and upkeep of the lightning protection system. The Member absolves the Association and its employees, directors, officers, sub-committee members and agents from all liability and indemnifies them against any claim by any person (including but not limited to a claim by a visitor, parent, guardian or a dependant) for damages or loss of whatever nature (including but not limited to consequential damages or special damages) flowing directly or indirectly from the installation or operation of the lightning protection system.

DOCUMENT REVISION HISTORY

Date	Description	Rev	Director's Signature
14 November 2017	Approved by members by way of special resolution.	1	
4 August 2018	Amendments to paragraphs 5.2, 11.4 and 11.7 approved by members by way of special resolution.	2	
3 August 2019	Amendments to paragraphs approved by members by way of special resolution.	3	
17 June 2020	Amendments to paragraph 11.4.2 and insertion of paragraphs 2.23, 2.24 and 23 in relation to solar systems approved by members by way of special resolution.	4	
15 July 2022	Amendments to paragraphs 7.1 and 8.1 and insertion of paragraphs 24.1 to 24.8 in relation to lightning conductor system approved by members by way of a special resolution.	5	