



Architectural Policy

Argitektoniese Beleid

Version / Weergawe 3 (Oktober 2024)



INDEX

1. INTRODUCTION INLEIDING	3
2. BUILDING REGULATIONS BOUREGULASIES	5
3. STRUCTURAL CHANGES STRUKTURELE VERANDERINGE	5
3.1. GENERAL ALGEMEEN	5
3.2. PROCEDURES FOR THE APPROVAL OF BUILDING PLANS PROSEDURES VIR DIE GOEDKEURING VAN BOUPLANNE	7
3.3. CONSTRUCTION HOURS KONSTRUKSIE URE	8
3.4. COMPLIANCE WITH APPLICABLE LAWS VOLDOENING AAN TOEPASLIKE WETTE	8
3.5. CONSTRUCTION REQUIREMENTS KONSTRUKSIE VEREISTES	9
3.6. DEVIATIONS AFWYKINGS	10
3.7. FORFEITURE OF THE BUILDING DEPOSIT AND PENALTIES VERBEURING VAN DIE BOU DEPOSITO EN BOETES..	10
4. DESIGNS/STYLES ONTWERPE/STYLE	11
4.1. ROOFS DAKKE	11
4.2. EXTERIOR WALLS BUIITEMURE	12
4.3. WINDOWS & DOORS VENSTERS & DEURE	13
4.4. GARAGES MOTORHUISE	14
4.5. CARPORTS MOTORAFDAKKE	15
4.6. KLARADYN'S PERIMETER FENCING / -WALL KLARDYN SE GRENSOMHEINING/-MUUR	16
4.7. FENCING OF ERVEN OMHEINING VAN ERWE	17
4.8. PAVED AREAS & DRIVEWAYS GEPLAVEIDE AREAS & OPRITTE	17
4.9. SAFETY RAILINGS VEILIGHEIDSHANDREËLINGS	18
4.10. ENLARGEMENTS & EXTENSIONS VERGROTINGS & UITBREIDINGS	19
5. AESTHETIC REQUIREMENTS ESTETIESE VEREISTES	20
5.1. DWELLING NAMES & STREET NUMBERS HUISNAME & STRAATNOMMERS	20
5.2. BURGLAR BARS & SECURITY GATES DIEFWERING & VEILIGHEIDSHEKKE	20
5.3. POST BOXES POSBUSSE	20
5.4. OUTSIDE LIGHTING BUIITE BELIGTING	20
5.5. VISIBILITY OF SERVICES SIGBAARHEID VAN DIENSTE	21
5.6. TV ANTENNAS & SATELLITE DISHES TV-ANTENNAS & SATELLIETSKOTTELS	21
5.7. AIR CONDITIONERS LUGVERSORGERS	21
5.8. WATER TANKS WATERTENKE	21
5.9. SOLAR POWER SYSTEMS SONKRAGSTELSELS	22
5.10. SKYLIGHTS & SOLAR TUBES DAKLIGINLATE & DAKVENSTERS	23
6. RESOLUTION OF DISPUTES OPLOSSING VAN GESKILLE	23
7. AMENDMENTS TO THIS POLICY WYSIGINGS AAN HIERDIE BELEID	23



1. INTRODUCTION / INLEIDING

- 1.1. The Village was planned to create a safe and socially positive living environment. Individual dwellings, apartments, roads, landscapes, and public open spaces are all physical elements woven together to form a harmonious whole. Therefore, changes to any of these design elements should be carefully considered.
- Die Oord is beplan om 'n veilige en sosiaal-positiewe leefomgewing te skep. Individuele wonings, woonstelblokke, paaie, landskappe en openbare oop ruimtes is almal fisiese elemente wat aanmekaar geweef is om 'n harmonieuse geheel te vorm. Daarom moet veranderinge aan enige van hierdie ontwerpelemente noukeurig oorweeg word.*
- 1.2. This Architectural Policy (Policy) is established in terms of the Constitution of the Association with the intension to protect the sense of harmony and continuity of style/aesthetics within the Village.
- As such the Policy provides a framework for all future developments by setting requirements for all visual design elements and to create a framework for the planning and approval of any additions and alterations to existing structures within the Village.
- Hierdie Argitektoniese Beleid (Beleid) is ingestel in terme van die Grondwet van die Vereniging met die bedoeling om die gevoel van harmonie en kontinuïteit van styl/estetika binne die Oord te beskerm, sodoende bied die Beleid 'n raamwerk vir alle toekomstige ontwikkelings deur vereistes te stel vir alle visuele ontwerpelemente en om 'n raamwerk te skep vir die beplanning en goedkeuring van enige toevoegings en veranderinge aan bestaande strukture binne die Oord.*
- 1.3. This Policy is supplementary to the Association's Constitution and Code of Conduct and all definitions/provisions as detailed in the Constitution and Code of Conduct also apply to this Policy. This policy is binding on all properties located within the Village (353 Dwellings and 96 apartments), excluding common property such as the Cecil Morgan Centre, etc.
- Hierdie Beleid is aanvullend tot die Vereniging se Grondwet en Gedragsreëls en alle definisies/bepalings soos uiteengesit in die Grondwet en Gedragsreëls is ook van toepassing op hierdie Beleid. Hierdie Beleid is bindend op alle eiendomme in die Oord (353 wonings en 96 woonstelle), met die uitsondering van gemeenskaplike eiendomme soos o.a. die Cecil Morgan-Sentrum.*
- 1.4. The definition of "property" as understood in this document relates to the entire area within the cadastral boundaries of each individual erf/section.
- Die definisie van "eiendom" soos verstaan in hierdie dokument hou verband met die hele gebied binne die kadastrale grense van elke individuele erf/afdeling.*
- 1.4.1. By implication, this will not only include the dwelling/unit, but also the areas around the dwelling/apartments up to and including the plot boundaries.
- By implikasie sal dit nie net die woning/eenheid insluit nie, maar ook die areas rondom die woning/woonstelblok tot en met die erfgrense.*



- 1.4.2. No permanent structure of any nature may be installed that encroaches over any erf boundary.

Geen permanente struktuur van enige aard mag opgerig of geïnstalleer word wat enige erf grens oorskry nie.

- 1.4.3. A dwelling consists of a single storey dwelling with a single or double garage. In exceptional cases, a 3rd (third) garage will be allowed. This garage must form part of the overall structure of the dwelling.

'n Woning bestaan uit 'n enkelverdieping konstruksie met 'n enkel- of dubbelmotorhuis. In uitsonderlike gevalle sal 'n 3^{de} (derde) motorhuis toegelaat word. Hierdie motorhuis moet deel vorm van die algehele struktuur van die woning.

- 1.4.4. No detached roof structures (lapas/pergolas/Moroccan-style canopies/etc.) are permitted.

Geen losstaande dakstrukture (lapas/pergolas/Marokkaanse-styl tente, afdakke, ens.) word toegelaat nie.

- 1.5. **Owners who wish to change or add to the external appearance of their property in any way must comply with this Policy in their planning proposals and accordingly obtain written approval from the Committee before any alteration to the exterior of the building or property may commence.** This excludes the setting up of flower beds. The privacy, natural light and views of immediate neighbours may not be adversely affected by the proposed alterations or additions. To promote good neighbourliness and to assist the Committee with their decision making, it is desirable that the immediate neighbours' prior written consent be obtained for any changes, which will be visible from other erven or the common property.

Eienaars wat die uiterlike voorkoms van hul eiendom op enige manier wil verander of daartoe byvoeg, moet in hul beplanningsvoorstelle aan hierdie Beleid voldoen en dienooreenkomstig skriftelike goedkeuring van die Komitee verkry voordat enige verandering aan die buitekant van die gebou of eiendom kan begin. Dit sluit die verstigting van blombeddings uit.

Die privaatheid, natuurlike lig en uitsig van onmiddellike bure mag nie nadelig beïnvloed word deur die voorgestelde veranderinge of toevoegings nie. Om goeie buurmanskap te bevorder en die Komitee by te staan met hul besluitneming, is dit wenslik dat die onmiddellike bure se skriftelike toestemming vooraf verkry word vir enige veranderinge, wat sigbaar sal wees vanaf ander erwe of die gemeenskaplike eiendom.

- 1.6. This Policy does not relate to the interior of dwellings/units. However, to prevent structural compromise owners must obtain written approval from the local government for internal alterations and a copy of said plans must be filed with the administrative office.

Hierdie beleid hou nie verband met die binnekant van wonings/eenhede nie. Maar om strukturele kompromie te voorkom, moet eienaars egter skriftelike goedkeuring van die plaaslike owerheid verkry vir interne veranderinge en 'n afskrif van genoemde planne moet by die administratiewe kantoor ingedien word.



- 1.7. No alterations or addition may be removed without a new application being submitted to the Committee for the authority to do so.

Geen bestaande veranderings of byvoegings mag verwyder word sonder dat 'n nuwe aansoek by die Komitee ingedien word vir die goedkeuring om dit te doen nie.

- 1.8. As far as the interpretation of this Policy is concerned, the decision of the Committee is final and binding.

Wat die interpretasie van hierdie Beleid betref, is die besluit van die Komitee finaal en bindend.

2. BUILDING REGULATIONS / BOU REGULASIES

- 2.1. All National Building Regulations and Municipal Building Bylaws must be complied with at all times. In terms of the National Building Regulations and Building Standards Act, Act No. 103 of 1977, building work may not proceed without an approved building plan. The Committee is not empowered to override these.

Alle Nasionale Bouregulasies en Munisipale Bouverordeninge moet te alle tye nagekom word. Ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, Wet No. 103 van 1977, mag bouwerk nie sonder 'n goedgekeurde bouplan voortgaan nie. Die Komitee is nie gemagtig om dit te omseil nie.

- 2.2. This Policy does not take precedence over the National Building Regulations or Municipal Building Bylaws, they are only supplementary thereto. In the event of any conflict between this Policy and the National- or Local Government Building Regulations, the National- and Local Government's Building Regulations shall prevail.

Hierdie Beleid geniet nie voorrang oor die Nasionale Bouregulasies of Munisipale Bouverordeninge nie, dit is slegs aanvullend daartoe. In die geval van enige konflik tussen hierdie Beleid en die Nasionale- of Plaaslike Regeringsbouregulasies, sal die Nasionale- en Plaaslike Regering se Bouregulasies geld.

3. STRUCTURAL CHANGES / STRUKTURELE VERANDERINGE

3.1. GENERAL / ALGEMEEN

- 3.1.1. Any costs incurred in the process of building alterations is for the owner's account. The Association is not responsible for the paying of any of these costs.

Enige koste aangegaan in die proses van beplanning vir veranderings is vir die eienaar se rekening. Die Vereniging is nie verantwoordelik vir die betaling van enige van hierdie koste nie.



- 3.1.2. The Association is tasked with the responsibility of ensuring that all changes in the external design or layout of dwellings/units complies with this Policy and as such reserves the right to request changes to the design/plans.
- Die Vereniging het die verantwoordelikheid om te verseker dat alle veranderinge in die eksterne ontwerp of uitleg van wonings/eenhede aan hierdie Beleid voldoen. As sodanig hou die Vereniging hom die reg voor om veranderinge aan die ontwerp/planne aan te vra.*
- 3.1.3. Should a garage be converted into an interior room, the garage door must be retained for aesthetic purposes. Owners will not be permitted to replace the garage door (or any part thereof) with walls and windows.
- Indien 'n motorhuis in 'n binnekamer omskep word, moet die motorhuis se deur vir estetiese doeleindes behou word. Eienaars sal nie toegelaat word om die motorhuisdeur (óf gedeelte daarvan) met mure en vensters te vervang nie*
- 3.1.4. Sketches/plans submitted for approval must comply with the Policy applicable at the time of submission. Design features of existing buildings or previous concessions shall under no circumstances set a precedent or serve as justification for deviations from the current Policy.
- Sketse/planne wat vir goedkeuring ingedien word, moet voldoen aan die Beleid wat van toepassing is ten tyde van indiening. Ontwerpkenmerke van bestaande geboue of vorige toegewings sal onder geen omstandighede 'n president skep of as regverdiging dien vir afwykings van die huidige Beleid nie.*
- 3.1.5. A member may not make or allow any changes to be made to an apartment which are likely to impair the stability of his section, or the use and enjoyment of any other sections, the common property or any exclusive use area by other members.
- 'n Lid lid mag nie enige veranderinge aan 'n woonstel aanbring of toelaat wat moontlik die stabiliteit van enige eenheid, of die gebruik en genot van enige ander eenheid, die gemeenskaplike eiendom óf enige eksklusiewe gebruiksaarea deur ander lede sal benadeel nie.*
- 3.1.6. A member or nominated resident may not do anything to his erf, dwelling, exclusive use area or the common property/common area that will distract from the aesthetic appearance of the Village.
- 'n Lid of genomineerde inwoner mag niks aan sy erf, woning, eksklusiewe gebruiksaarea of die gemeenskaplike eiendom/gemeenskaplike area doen wat die estetiese voorkoms van die Oord sal skaad/kompromiteer nie.*



3.2. PROCEDURES FOR THE APPROVAL OF BUILDING PLANS / PROSEDURES VIR DIE GOEDKEURING VAN BOUPLANNE

- 3.2.1. Procedural rules for the submission and approval of structural sketches and plans must be strictly adhered to.

Proseduriële reëls vir die indiening en goedkeuring van strukturele sketse en planne moet streng nagekom word.

- 3.2.2. Sketch plans, along with descriptive notes, for any building work must first be submitted to the Committee to verify that the application complies with this Policy.

Sketsplanne vir enige bouwerk, tesame met omskrywende notas, moet eers by die Komitee ingedien word om te verifieer dat die aansoek aan hierdie Beleid voldoen.

- 3.2.3. After the Committee has approved these sketches, the final building plans must be submitted to the Committee, upon which they will compile a letter to local government indicating that they have no objection to the proposed project. The owner himself is responsible to submit this letter, together with his application, to local government.

Nadat die Komitee hierdie sketse goedgekeur het, moet die finale bouplanne aan die Komitee voorgelê word. Indien die aansoek aan alle voorwaardes voldoen, sal die Komitee 'n brief aan die plaaslike regering opstel wat aandui dat hulle geen beswaar teen die voorgestelde projek het nie. Die eienaar self is verantwoordelik om hierdie brief, met sy aansoek, by die plaaslike regering in te dien.

- 3.2.4. The Committee will attempt to approve or comment in writing on the sketches/plan submission within 10 working days at each step of the application process.

Die Komitee sal poog om die sketse/planvoorstelling binne 10 werksdae skriftelik goed te keur of kommentaar te lewer by elke stap van die aansoekproses.

- 3.2.5. It is not the Committee's responsibility to check or comment on whether the building plans meet the specified Building Regulations approval requirements.

Dit is nie die Komitee se verantwoordelikheid om na te gaan of kommentaar te lewer of die bouplanne aan die spesifieke bouregulasies se goedkeuringsvereistes voldoen nie.

- 3.2.6. A copy of the duly approved plans by local government **must** be submitted to the Office prior to the commencement of any work.

*'n Afskrif van die behoorlik-goedgekeurde en gestempelde planne deur plaaslike regering, **moet** by die kantoor ingedien word alvorens enige werk mag begin.*



- 3.2.7. These plans will be filed at the office to enable the Committee to undertake, where necessary, verification checks and on-site compliance inspections.

Hierdie planne sal by die kantoor op leër geplaas word om die Komitee in staat te stel om, waar nodig, verifikasiekontroles en nakomingsinspeksies op die perseel uit te voer.

- 3.2.8. The Committee is also empowered to appoint such advisors as may be necessary to scrutinise the relevant plans referred to above and to recover the scrutiny fees from the member.

Die Komitee is ook bemaagtig om sodanige adviseurs aan te stel wat nodig mag wees om die relevante planne waarna hierbo verwys word, te ondersoek en om die ondersoekfooie van die lid te verhaal.

3.3. CONSTRUCTION HOURS / KONSTRUKSIE URE

- 3.3.1 Building operations are only permitted during the following times:

- Normal weekdays 07:00 - 18:00
- Saturdays 07:00 - 16:00
- Sundays & Public Holidays no work will be permitted

Boubedryghede word slegs gedurende die volgende tye toegelaat:

- *Normale weeksdae 07:00 - 18:00*
- *Saterdag 07:00 - 16:00*
- *Sondae & Publieke Vakansiedae geen werk sal toegelaat word nie*

- 3.3.2 In the event of an **emergency** repair being required, repairs may take place outside of the above hours. It is the owner's responsibility to notify the security officers at the gate that a repair crew will be entering the Village.

In die geval dat noodherstelwerk benodig word, mag herstelwerk buite bogenoemde ure plaasvind. Dit is die eienaar se plig om die sekuriteits-personeel by die hek vooraf in kennis te stel dat 'n herstelspan onderweg na die Oord is.

3.4. COMPLIANCE WITH APPLICABLE LAWS / VOLDOENING AAN TOEPASLIKE WETTE

- 3.4.1. All work sites within the Village must comply with the stipulations of the Occupational Health and Safety Act and any other applicable laws.

Alle boupersele binne die Oord moet voldoen aan die bepalings van die Wet op Beroepsgesondheid en Veiligheid en enige ander toepaslike wette.



- 3.4.2. The Association may prescribe, direct and limit the activities on a work site, such as e.g. stopping illegal construction activities and/or enforcing good housekeeping practices.

Die Vereniging mag die aktiwiteite op 'n bouperseel voorskryf, bestuur en beperk, soos om o.a. onwettige konstruksie-aktiwiteite te stop en/of om goeie huishoudelike praktyke af te dwing.

3.5. CONSTRUCTION REQUIREMENTS / KONSTRUKSIE VEREISTES

- 3.5.1. If the Committee deems it necessary, a refundable interest-free deposit (builder's deposit) of R20 000.00 (twenty thousand Rand), will be payable to the Association. The purpose of a builder's deposit is to recover expenses incurred by the Association as a result of damage caused to the Association's property or possible outstanding penalties during construction.

Indien die Komitee dit nodig ag, sal 'n terugbetaalbare rentevrye deposito (bouersdeposito) van R20 000.00 (twintigduisend Rand) aan die Vereniging betaalbaar wees. Die doel van 'n bouers-deposito is om uitgawes te verhaal wat deur die Vereniging aangegaan is om skade wat aan die Vereniging se eiendom aangerig is, of moontlike uitstaande boetes gehef tydens konstruksie.

- 3.5.2. In the event that the deposit is not sufficient to cover the costs as previously mentioned, the deficit will be recovered from the owner.

Indien die deposito nie voldoende is om die koste soos hierbo genoem te dek nie, sal die tekort van die eienaar verhaal word.

- 3.5.3. The owner, the contractor and the Committee must agree on the proposed completion date of any major construction project.

Die eienaar, die kontrakteur en die Komitee moet ooreenkom oor die vasgestelde voltooiingsdatum van enige groot bouprojek.

- 3.5.4. The Committee is empowered to issue an "instruction to cease" construction operations if all laid down requirements are not met.

Die Komitee is by magte om 'n instruksie uit te vaardig om bou-bedrywighede te staak indien daar nie aan alle neergelegde vereisdes voldoen word nie.

- 3.5.5 All possible arrangements must be made to stay within the specified time period.

Alle moontlike reëlings moet getref word om binne die gespesifiseerde tydsraamwerk te bly.



3.6. DEVIATIONS / AFWYKINGS

3.6.1. If deviations from the approved building plans are noticed during the completion inspection, the following procedure will apply:

Indien afwykings van die goedgekeurde bouplanne tydens die voltooiingsinspeksie opgemerk word, sal die volgende prosedure van toepassing wees:

3.6.1.1. The Committee/manager will send a letter to the owner pointing out the deviation(s) and/or outstanding items.

Die Komitee/bestuurder sal 'n brief aan die eienaar stuur waarin die afwyking(s) en/of uitstaande items uitgewys word.

3.6.1.2. The owner must submit his written plan to the Committee to rectify the deviation(s) within 10 working days of receiving the said letter from the Committee.

Die eienaar moet sy skriftelike plan om die afwyking(s) reg te stel binne 10 werksdae na ontvangs van die genoemde brief aan die Komitee voorlê.

3.6.1.3. The Committee will consider the proposal and give feedback on the acceptability of such proposal within 10 working days.

Die Komitee sal die voorstel oorweeg en binne 10 werksdae terugvoer gee oor die aanvaarbaarheid van sodanige voorstel.

3.6.1.4. After the administrative procedure has been completed, a period of 3 (three) months will be granted during which the deviation(s) must be rectified.

Nadat die administratiewe prosedure voltooi is, sal 'n tydperk van 3 (drie) maande toegestaan word waartydens die afwyking(s) reggestel moet word.

3.7. FORFEITURE OF THE BUILDING DEPOSIT AND PENALTIES / VERBEURING VAN DIE BOUDEPOSITO EN BOETES

3.7.1 The building deposit, or part thereof, will be forfeited if:

Die boudeposito, of 'n gedeelte daarvan, sal verbeur word indien:

3.7.1.1 the work site is not kept in a tidy condition, or the work site was left in an untidy state when the worksite was vacated;

die werkplek nie in 'n netjiese toestand gehou word nie, of die werkplek is in 'n slordige toestand gelaat na die werkterrein ontruim is;

3.7.1.2 the Village's infrastructure was damaged and had not yet been repaired when the worksite was vacated; or

die oord se infrastruktuur beskadig is en nog nie herstel is toe die werkterrein ontruim is nie; of



- 3.7.1.3 the deviation(s), as described above, were not rectified within the 3 (three) month period.

Die afwyking(s), soos hierbo beskryf, is nie binne die 3 (drie) maande periode reggestel nie.

- 3.7.1. If the Committee so decide, further fines may be issued monthly until the deviation(s) are rectified to the satisfaction of the Committee.

Indien die Komitee so besluit, kan verdere boetes maandeliks uitgereik word totdat die afwyking(s) tot bevrediging van die Komitee reggestel word.

4. DESIGNS/STYLES / ONTWERPE/STYLE

4.1. ROOFS / DAKKE

- 4.1.1. Roof covering: cement roof tiles – 330 x 420 mm (similar to “Coverland”).
Dakbedekking:- sementdakteëls - 330 x 420 mm (soortgelyk aan "Coverland").

- 4.1.2. Colour scheme of roof tiles - either of the following two:

- Flash Harry – Dark Terracotta
- Duram - Terrocotta

Kleurskema van dakteëls - enige van die volgende twee:

- *Flash Harry – Dark Terracotta*
- *Duram - Terrocotta*

- 4.1.3. No flat roofed dwellings are allowed. The roof covering of dwellings must have a minimum slope of 30° (thirty degrees). However, any addition that is attached to the dwelling, may have a flat roof subject to the minimum slope according to the building regulations and materials used.

Geen platdakwonings word toegelaat nie. Die dakbedekking van wonings moet 'n minimum helling van 30° (dertig grade) hê. Enige toevoeging wat aan die woning geheg is, kan egter 'n plat dak hê wat onderhewig is aan die minimum helling volgens die bouregulasies en materiaal wat gebruik word

- 4.1.4. If a sealing layer/roof paint is applied to the roof tiles, it must be the same colour as the existing roof tiles (refer to 4.1.2).

Indien 'n seëllaag/dakverf op die dakteëls aangebring word, moet dit dieselfde kleur as die bestaande dakteëls wees (verwys na 4.1.2).

- 4.1.5. Gutters: seamless aluminium guttering - white in colour.

Geute: naatlose aluminium wat wit van kleur is.



- 4.1.6 Downpipes: 75 mm round PVC downpipes and sockets, white in colour. Water overspill may not adversely affect an adjacent plot. In such cases, the cost of correction is the responsibility of the plot owner from which the water's origin originates.

Afvoerpype: 75 mm ronde PVC-pype en voetstukke, wit van kleur. Water afloop mag nie aangrensende erwe nadelig beïnvloed nie. In so 'n geval is die koste vir die regstelling die verantwoordelikheid van die erfeienaar waarvandaan die water se oorsprong ontstaan het.

- 4.1.7 Rain water may not be released into the sewer system and it may also not encroach neighbouring erven.

Reënwater mag nie in die rioolstelsel vrygestel word nie. Dit mag ook nie enige van die naburige erwe binnedring nie.

- 4.1.8 Sewerage and grey water may not be released into the rainwater gullies.

Riool en gryswater mag nie in die reënwater se afvoerpype vrygestel word nie.

4.2 EXTERIOR WALLS / BUIITE MURE

- 4.2.1 Bricked walls: similar to "Iron Spot Smooth Maize" face bricks. Brickwork must match existing brickwork.

Baksteenmure: soortgelyk aan "Iron Spot Smooth Maize" sierstene. Steenwerk moet ooreenstem met bestaande steenwerk.

- 4.2.2 Outside windowsills: face brick (same as the walls).

Buite vensterbanke:- siersteen (dieselfde as die mure).

- 4.2.3 Fascia boards: of fibre cement (Nutec) or PVC (white).

Fassieborde:- van veselcement (Nutec) of PVC (wit).

- 4.2.4 The plaster band (above the windows up to the roof) must be in the same proportion as existing dwellings.

Die gepleisterde band (bokant die vensters tot by die dak) moet in dieselfde verhouding as bestaande wonings wees.

- 4.2.5 Chimneys may be plastered or built with face bricks that match existing brickwork.

Skoorstene mag gepleister, of gebou word met sierstene wat ooreenstem met bestaande steenwerk.

- 4.2.6 Colour plaster work/plaster band - either of the following two:

- Duram – Dune (sheen)
- Titanium - Linen (sheen)

Kleurskema van pleisterwerk/bande - enige van die volgende twee:

- Duram – Dune (sheen)
- Titanium - Linen (sheen)



4.2.7 Drainage and supply pipes must be hidden.

Dreinerings- en toevoerpype moet verberg word.

4.3 WINDOWS AND DOORS / VENSTERS EN DEURE

4.3.1 Windows and doors must be consistent in styling, proportion, and finish and must blend in with the style and finish of the other buildings in the Village. It must be white in colour.

Vensters en deure moet konsekwent wees in stilering, verhouding en afwerking en inskakel by die styl en afwerking van die ander geboue in die Oord. Dit moet wit van kleur wees.

4.3.2 Windows must have a vertical impact as per the other dwellings in the Village. Windows of enclosed courtyards, washing areas, sun- or braai rooms are not bound by this rule.

Vensters moet 'n vertikale impak hê volgens die ander wonings in die Oord. Vensters van omboude wasgoedareas, son- of braaikamers is nie gebonde aan hierdie reël nie.

4.3.3 All window frames must be of aluminium or PVC - white in colour.

Alle vensterrame moet van aluminium of PVC wees - wit van kleur.

4.3.4 All door frames (front and back) must be of wood, PVC or aluminium - white in colour.

Alle deurrame (voor en agter) moet van hout, PVC of aluminium wees - wit van kleur.

4.3.5 Doors must be of wood, PVC or aluminium (single or stable type) - white in colour.

Deure moet van hout, PVC of aluminium (enkel- of stal-tipe) wees, wit van kleur.

4.3.6 All sliding and stacker doors and side windows in enclosed courtyards, sun- or braai rooms must be white in colour, in accordance with SANS 10400 of Section 3, Part N, be of safety glass. These panes must be engraved with the appropriate SABS mark.

Alle skuif- en stapeldeure en syvensters in omboude wasgoedareas, son- of braaikamers moet wit van kleur wees, ooreenkomstig SANS 10400 van Afdeling 3, Deel N, van veiligheidsglas. Hierdie ruite moet met die toepaslike SABS-merk gegraveer wees.

4.3.7 Fixed transparent or opal coloured polycarbonate awnings above doors are permitted.

Vaste deurligtige of opaalkleurige polikarbonaat-afdakke bo deure word toegelaat.



4.3.8 The following retractable sunshades/patio awnings may be installed on the outside of dwellings/units:

- Drop down arm canopy type.
- Folding arm canopy type.

Die volgende intrekbare sonskerms/seile mag aan die buitekant van wonings/eenhede geïnstalleer word:

- *Val-arm tipe seil kappe*
- *Vou-arm tipe seil kappe*

4.3.9 Awnings are only permissible on (open) stoeps as well as sunrooms with large expanses of glass.

Seil kappe is slegs toelaatbaar op stoepe sowel as sonkamers met groot glas oppervlaktes.

4.3.10 Where a patio only has a roof, it is permissible to have roll down vertical canvas blinds. They may not be left down to rattle in the wind. They must be rolled up at the end of each day. **No** shade netting is permitted on any blind or awning.

*Waar 'n patio net 'n dak het, is dit toelaatbaar om vertikale afromblindings te installeer. Hulle mag nie afgelaat word om in die wind te rammel nie. Hulle moet aan die einde van elke dag opgerol word. **Geen** skadunet word toegelaat as blinding of sonskerm nie.*

4.3.11 Canvas awnings may only be in shades of beige. **No** stripes or patterns are permitted.

*Seil materiaal mag slegs in skakerings van “beige” wees. **Geen** strepe of patrone word toegelaat nie.*

4.3.12 Window tint is permissible, provided it is non-reflective.

Vensterint is toelaatbaar, mits dit nie weerkaatsend is nie.

4.4 GARAGES / MOTORHUISE

4.4.1 Dwellings are designed with either a single or a double garage. An additional garage will only be permitted if, in the opinion of the Committee, it does not detract from the appearance of the dwelling or in any way impede the flow of traffic.

Wonings is ontwerp met óf 'n enkel- óf 'n dubbelmotorhuis. 'n Bykomende motorhuis sal slegs toegelaat word as dit na die mening van die Komitee nie afbreuk doen aan die estetiese voorkoms van die woning of op enige manier die vloei van verkeer belemmer nie.

4.4.2 New garages or extensions to garages must be at least 6 m (six meters) from the street curb.

Nuwe motorhuise of uitbreidings aan motorhuise moet minstens 6 m (ses meter) van die straatrand af wees.



4.4.3 A double garage may only have 1 (one) garage door.

'n Dubbelmotorhuis mag slegs 1 (een) motorhuisdeur hê.

4.4.4 Garage doors should consist of white steel or fibreglass sections. Garage doors must blend in with the garage doors of other dwellings and be of the sectional overhead design.

Motorhuisdeure moet uit wit staal- of veselglas panele bestaan. Motorhuisdeure moet inskakel by die motorhuisdeure van ander wonings en moet van die horisontaal-verdeelde, oorhoofse ontwerp wees.

4.5 CARPORTS / MOTORAFDAKKE

Where Chroma-deck steel sheets or adjustable aluminium louvres are used for the roof, the underside must be white in colour.

Where Poly-carbonate sheets are used to let light through, these must be translucent or opal in colour.

Waar Chroma-dek staalplate of verstelbare aluminium louvres vir die dak gebruik word, moet die onderkant wit van kleur wees.

Waar polikarbonaatplate gebruik word, moet dit deurligtig of opaal van kleur wees.

4.5.1 Roof support structure:

4.5.1.1 Fabricated Zinc-alum beams colour to be white may be visible.

4.5.1.2 Where wooden beams are used, they must be white in colour.

Dakstruktuur:

4.5.2.1 *Gefabriseerde "Zinc-Alum" staal balke; kleur moet wit wees. Mag sigbaar wees.*

4.5.2.2 *Houtbalke mag gebruik word; kleur moet wit wees. Mag sigbaar wees.*

4.5.2 The pillars of carports must be face brick. Above all the pillars there must be a horizontal plastered band, which hides the roof construction from all visible sides. The proportions and colour of the plaster band must blend in with the plaster band of the dwelling.

Die pilare van motorafdakke moet van siersteen gebou wees. Bokant die pilare moet daar 'n horisontale gepleisterde band wees wat aan alle sigbare kante die dakkonstruksie verberg. Hierdie gepleisterde band se verhoudings en kleur moet inskakel by die pleisterband van die woning.

4.5.3 No shade netted carports are permitted.

Geen skadunet motorafdakke word toegelaat nie.



4.6 PERIMETER PALISADE or -WALL / KLARDYN SE GRENSPALISADE of -MUUR

- 4.6.1 Dwellings that border surrounding streets may hide the palisade with a vegetation hedge, CCA treated wooden lattes or green shade cloth to protect their privacy. It may not be higher than the actual fencing. Prior written pre-approval must be obtained from the Committee.

Wonings wat aan omliggende strate grens, kan die palissade verberg met 'n plant heining, CCA-behandelde houtlatte, of groen skadunet om hul privaatheid te beskerm. Hierdie installasies mag nie hoër as die werklike heining wees nie. Skriftelike toestemming moet vooraf van die Komitee verkry word.

- 4.6.2 Residents of dwellings located next to the perimeter palisade or -wall must keep the following in mind when laying out their garden:

- 4.6.2.1 To ensure vegetation does not affect the functioning of the electrified fence, trees and shrubs must be planted at least 1m (one meter) away from the fence/wall.
- 4.6.2.2 Vegetation must be kept at least 30cm (thirty centimetres) below the electrified fence.
- 4.6.2.3 High tree branches must be kept at least 1m (one meter) away from the fence to ensure that it does not hit the fence during strong winds.

Inwoners van wonings langs die grens palissade of -muur moet die volgende in gedagte hou tydens die aanlê van hul tuin;

- 4.6.2.1 *Om te verseker dat plantegroei nie die werking van die geëlektrifiseerde heining beïnvloed nie, moet bome en struike minstens 1 m (een meter) weg van die heining/muur geplant word.*
- 4.6.2.2 *Plantegroei moet minstens 30 cm (dertig sentimeter) onder die geëlektrifiseerde heining gehou word.*
- 4.6.2.3 *Hoë boomtakke moet minstens 1 m (een meter) van die heining af gehou word om te verseker dat dit nie die heining tydens sterk winde tref nie.*

- 4.6.3 Nobody may attach anything to Klaradyn's walls or palisade without prior written permission.

Niemand mag enige items aan Klaradynmure of palissade heg sonder vooraf skriftelike toestemming nie.

- 4.6.4 Dwellings bordering adjacent developments may, with the prior written approval of the Committee, erect a fence to prevent outsiders from seeing into their homes.

Wonings wat aan aangrensende ontwikkelings grens, mag, slegs met vooraf skriftelike toestemming van die Komitee, 'n heining oprig om te verhoed dat buitestaanders in hul huise insien.



4.7 FENCING OF ERVEN / OMHEINING VAN ERWE

- 4.7.1 Owners may erect fencing or hedges for privacy, provided that written approval is first obtained from their immediate neighbours' and thereafter the Committee's authorisation prior to erecting partitions, hedges or panels.

Eienaars mag heinings of panele vir privaatheid oprig mits hulle eerstens hul onmiddellike bure se skriftelike toestemming en dan die Komitee se skriftelike goedkeuring verkry voordat afskortings, heinings of panele opgerig mag word.

- 4.7.2 The erection of fence constructions is not permissible where they will be visible from the street.

Die oprigting van heining konstruksies is nie toelaatbaar waar dit sigbaar vanaf die straat sal wees nie.

- 4.7.3 Plant fencing must at all times be maintained by the owner.

Plant-heinings moet ten alle tye deur die eienaar onderhou word.

- 4.7.4 Requirements:

4.7.4.1 Only properly treated wood material, Nutec fibre cement planks or PVC may be used.

4.7.4.2 The height of the structure may not exceed 2.1m (two point one meters) above the median ground level.

4.7.4.3 There must be openings/spaces between the panels (planks) of at least 10mm (ten millimetre). No solid fencing is permitted.

4.7.4.4 Colour: mahogany, light oak or white.

Vereistes:

4.7.2.1 *Slegs behoorlik-behandelde houtmateriaal, Nutec-veselsementplanke of PVC mag gebruik word.*

4.7.2.2 *Die hoogte van die struktuur mag nie 2,1m (twee punt een meter) bokant die mediaan grondvlak oorskry nie.*

4.7.2.3 *Daar moet openinge/spasies tussen die panele (planke) van minstens 10 mm (tien millimeter) wees. Geen soliede heining word toegelaat nie.*

4.7.2.4 *Kleur : mahonie, ligte eik of wit.*

4.8 PET FRIENDLY ERWEN / TROETELDIERVRIENDELIKE ERWE

- 4.8.1 Pet-friendly erven, where pets are legally kept, must have a fence to ensure pets can't wander from the erf. Construction may only be PALLISADE-style (vertical slats).

Troeteldiervriendelike erwe waar troeteldiere wettig aangehou word, moet 'n heining hê om te verseker dat troeteldiere nie vanaf die erf kan dwaal nie. Konstruksie mag slegs PALLISADE-styl wees (vertikale hortjies)



4.8.2 Fencing style:

- 4.8.2.1 This fence should be from treated wood or PVC. Finishing should be mahogany or white in colour.
- 4.8.2.2 It may not be higher than 1.2 meters (one point two meters).
- 4.8.2.3 The erection of fence constructions is not permissible where they will be visible from the street, unless prior approval from the Committee is obtained.

Styl van Heining:

- 4.8.2.1 *Hierdie heining moet van behandelde hout of PVC wees. Afwerking moet mahonie of wit van kleur wees.*
- 4.8.2.2 *Dit mag nie hoër as 1,2 meter wees nie (een punt twee meter).*
- 4.8.2.3 *Die oprigting van heining konstruksies is nie toelaatbaar waar dit sigbaar vanaf die straat sal wees nie, tensy vooraf goedkeuring deur die Komitee verkry is.*

4.8.3 Wooden fencing must at all times be properly maintained.

Houtheinings moet te alle tye behoorlik onderhou word.

4.9 PAVED AREAS AND DRIVEWAYS / GEPLAVEIDE GEBIEDE EN OPRITTE

4.9.1 The entire driveway must be paved.

Die hele oprit moet geplavei wees.

4.9.2 No contrasting colours or designs are allowed.

Geen kontrasterende kleure of ontwerpe word toegelaat nie.

4.9.3 Driveways may not be painted.

Opritte mag nie geverf word nie.

4.9.4 Any paving visible from the streets must aesthetically blend in with the look of the other erven in the Village.

Enige plaveisel wat vanaf die straat sigbaar is, moet esteties pas by die voorkoms van die ander erwe in die Oord.

4.9.5 Any floor tiles fitted on the outside of the house must be beige/terracotta in colour.

Enige vloerteëls wat aan die buitekant van die huis aangebring word, moet beige/terracotta van kleur wees.



- 4.9.6 Ramps fitted from driveways to the street must be made of steel. Plate must be securely bolted to the street and the driveway and not obstruct the flow of water along gutters. It may not stretch further than 30 cm (thirty centimetres) into the street.

Skuins hellings wat van motor-opritte na die straat aangebring is, moet van staal plaat gemaak word. Dit moet veilig vasgebout word aan die straat en die oprit en mag nie die vloei van water in watervore belemmer nie. Dit mag nie 30 cm (dertig sentimeter) in die straat in oorskry nie.

4.10 SAFETY RAILINGS / VEILIGHEIDS-HANDREËLINGS

- 4.10.1 Any hand rails fitted to properties must be aluminium (*white anodized*) or galvanised steel and either be left unpainted, or epoxy coated white.

Enige handreëlings wat op die eiendom aangebring is, moet aluminium (wit "anodized") of gegalvaniseerde staal (ongeverf óf wit epoksie) wees.

4.11 ENLARGEMENTS AND EXTENSIONS / VERGROTINGS EN UITBREIDINGS

- 4.11.1 Any enlargement or extension may not exceed the building lines as indicated on the site plan.

Enige vergroting of uitbreiding mag nie die boulyne oorskry soos aangedui op die terreinplan nie.

- 4.11.2 For courtyards, face brick walls may not be higher than 1.8m (one point eight meter).

Vir binnehowe (wasgoedarea) mag siersteen mure nie hoër as 1,8 m (een punt agt meter) wees nie.

- 4.11.3 The building style must blend in with existing dwellings.

Die boustyl moet inskakel by bestaande wonings.

- 4.11.4 When a garage window falls within a proposed enclosure, the garage window **must** be removed and the opening bricked up with matching face bricks. This is enforced to comply with national fire and building regulations.

*Wanneer 'n motorhuisvenster binne 'n voorgestelde ombouing val (bv. die toebou van 'n stoep na glas sonkamer), **moet** die motorhuis se venster verwyder word en die opening toegemessel word met soortgelyke sierstene. Dit is om aan nasionale brand- en bouregulasies te voldoen.*



5 AESTHETIC REQUIREMENTS / ESTETIESE VEREISTES

5.1 DWELLING NAMES & STREET NUMBERS / HUISNAME & STRAATNOMMERS

5.1.1 Dwelling names are discouraged.

Die aanbring van huisname word ontmoedig.

5.1.2 Dwelling numbers must be affixed to either the plaster band above the garage door or on the front of the plaster band of the carport. It must be highly visible to ensure emergency services can easily identify residences when required.

Huisnommers moet op die pleisterband bokant die motorhuisdeur aangebring word (of voorop pleisterband van motorafdak) en hoog-sigbaar wees om te verseker dat nooddienste huise maklik kan identifiseer wanneer nodig.

5.2 BURGLAR BARS AND SECURITY GATES / DIEFWERING EN VEILIGHEIDSHEKKE

5.2.1 Burglar bars must be mounted inside dwellings.

Diefwering moet binne-in die woning gemonteer word.

5.2.2 Burglar bars may either be of white galvanized steel or of transparent polycarbonate.

Diefwering moet óf van wit gegalvaniseerde staal óf van deursigtige polikarbonaat wees.

5.2.3 The design must be a simple grid pattern.

Die ontwerp moet 'n eenvoudige roosterpatroon wees.

5.2.4 “Shutterguard” aluminium safety louvres must be white in colour.

“Shutterguard” aluminium veiligheidshortjies moet wit van kleur wees.

5.3 POST BOXES / POSBUSSE

5.3.1 Only cream coloured “Dumpy” post boxes mounted on the wall are permitted. No freestanding post boxes are permitted.

Slegs roomkleurige “Dumpy” posbusse wat teen die muur gemonteer is, word toegelaat. Geen vrystaande posbusse word toegelaat nie.

5.4 EXTERNAL LIGHTING / EKSTERNE BELIGTING

5.4.1 No external lights may interfere with the privacy or comfort of neighbours.

Eksterne ligte mag nie inmeng met die privaatheid of gerief van bure nie.



5.5 VISIBILITY OF SERVICES / SIGBAARHEID VAN DIENSTE

5.5.1 All telephone and electrical cable networks must be underground. No overhead masts or -wires are permitted. (Masts of the Association are excluded)

Alle telefoon- en elektriese kabelnetwerke moet ondergronds wees. Geen oorhoofse maste of -drade word toegelaat nie. (Maste van die Vereniging is uitgesluit)

5.5.2 Facilities for storing gas cylinders and rubbish bins must be inconspicuous behind a screen.

Fasiliteite vir die berging van gassilinders en vullisdromme moet onopsigtelik agter 'n skerm wees.

5.6 TV ANTENNAS & SATELLITE DISHES / TV-ANTENNAS & SATELLIETSKOTTELS

5.6.1 The TV antenna or satellite dish may not be higher than the roof ridge.

Die TV-antenna of satellietskottel mag nie hoër wees as die daknok nie.

5.6.2 Satellite dishes must be white.

Satellietskottels moet wit van kleur wees.

5.7 AIR CONDITIONERS / LUGVERSORGERS

5.7.1 Window mounted air conditioning units are not permitted.

Venstergemonteerde lugversorgingseenhede word nie toegelaat nie

5.7.2 Air conditioner compressors must be placed as inconspicuously as possible. New installations are to have their compressors next to or behind the dwelling and **not** facing the street.

*Lugversorgers se kompressors moet so onopvallend as moontlik geplaas word. By nuwe installasies moet die kompressors langs- of agter die woning geïnstalleer word en **nie** voor aan die straat se kant nie.*

5.8 WATER TANKS / WATERTENKE

5.8.1 Before water tanks are set up on any erf, the Association's written approval must be obtained. The Association reserves the right to limit the number of tanks per erf.

Voordat watertenke op enige erf opgerig word, moet die Vereniging se skriftelike goedkeuring verkry word. Die Vereniging behou die reg voor om die aantal tenks per erf te beperk.



- 5.8.2 Water tanks must be beige or wheat in colour and the 1000ℓ (one thousand litre) SlimLine tanks are preferred, but where space permits larger tanks may be permitted.

Watertenke moet beige of koring-kleurig wees. Die 1000ℓ (een duisend liter) SlimLine tenke word verkies, maar waar ruimte dit toelaat, mag groter tenke toegelaat word.

- 5.13.3 Water tanks may not be situated on the street side of the erf. Water tanks may not have a negative visual impact on neighbouring erven. If so, the tank must be concealed behind a screen, according to instructions.

Watertenke mag nie aan die straatkant van die erf geleë wees nie. Watertenke mag nie die aangrensende bure se uitsig negatief beïnvloed nie. Indien wél, moet die tenk/e agter 'n skerm, volgens voorskrifte, verberg word.

- 5.13.4 Overflow water from water tanks must be controlled and not be allowed to accumulate and form large puddles or overflow to neighbouring erven.

Oorloopwater uit watertenks moet beheer word en mag nie ophoop en groot plasse vorm of oorloop na naburige erwe nie.

5.9 SOLAR POWER SYSTEMS / SONKRAGSTELSELS

- 5.14.1 No do-it-yourself solar systems may be installed.

Geen selfdoen-sonkragstelsels mag geïnstalleer word nie.

- 5.14.2 The installation of all collector panels must be pre-approved by the Association.

Die installering van alle versamel-panele moet vooraf deur die Vereniging goedgekeur word.

- 5.14.3 Solar panels may only be flat mounted on roofs.

Sonpanele mag slegs plat op die dak gemonteer word.

- 5.14.4 Water heating:

5.14.4.1 Solar power systems, especially for water heating, are strongly encouraged.

5.14.4.2 No geysers may be mounted on the roof or external walls.

Water verhitting:

5.13.4.1 ...Sonkragstelsels, veral vir waterverhitting, word sterk aangemoedig.

5.14.4.3 Geen warmwater silinders mag op die dak of teen buiteware gemonteer word nie.



5.14.5 Electricity / Elektrisiteit

The legal requirements regarding the installation of solar power constantly changes and all solar systems must meet the required installation regulations. The latest regulations and processes are available from the office and before installing any solar panels, owners must ensure they obtain and follow these latest requirements.

Die wetlike vereistes rakende die installering van sonkrag verander voortdurend en alle sonkragstelsels moet aan die vereiste installasieregulasies voldoen. Die jongste regulasies en prosesse is by die kantoor beskikbaar en alvorens enige sonpanele geïnstalleer mag word, moet eienaars seker maak dat hulle hierdie nuutste vereistes kry en nakom.

5.10 SKYLIGHTS AND SOLAR TUBES / DAK LIGINLATE & DAKVENSTERS

5.14.6 No self-made skylights or solar tubes may be installed. Only recognised products that are commercially available are permitted.

Geen selfgemaakte dak liginlate óf dakvensters mag geïnstalleer word nie. Slegs erkende produkte wat kommersieël beskikbaar is, word toegelaat.

5.14.7 No skylights or solar tubes may be installed in the roofs of the flats as this structure belongs to the Association.

Geen dak liginlate óf dakvensters mag in die dakke van die woonstelle geïnstalleer word nie. (Dak ruimte is nie deel van 'n woonstel nie)

5.14.8 The installation may not detract from the aesthetic appearance of the property and the sealant layer must be the same colour as that of the roof.

Die installasie mag nie afbreuk doen aan die estetiese voorkoms van die eiendom nie en die seëllaag moet met dieselfde kleur as dié van die dak wees

6 RESOLUTION OF DISPUTES / OPLOSSING VAN GESKILLE

Dispute resolution will take place in terms of the processes set out in the constitution.

Geskilbeslegting sal plaasvind ingevolge die prosesse wat in die grondwet uiteengesit word.

7 AMENDMENTS TO THIS POLICY / WYSIGINGS AAN HIERDIE BELEID

The Committee is entitled to amend this Policy at its discretion.

Die Komitee is geregtig om hierdie Beleid na goeddunke te wysig.