



SCHOONGEZIGT

ESTATE

Architectural Design & Building Guidelines

May 2018

Schoongezigt Estate Architectural Design & Building Guidelines

This document must be consulted prior to commencing with the design of any property improvements or building proposals. This guideline booklet is issued by the Home Owner's Association to each registered homeowner. It is important for a basic understanding of the operation of the estate that every homeowner is thoroughly familiar with all the information contained in this handbook.

TABLE OF CONTENTS

	PAGE
ACCEPTANCE OF GUIDELINE	ii
TABLE OF CONTENTS	iii
DEFINITIONS	iv
1. Introduction	1
2. Aesthetic concept	1
3. Building project timeframe and duration	2
4. Plan Approval Process	3
5. Design guidelines	4
5.1 Density / Maximum dwellings per stand	4
5.2 Building lines	4
5.3 Servitudes	5
5.4 Building heights	5
5.5 Permitted Land Use	5
5.6 Site layout and orientation	5
5.7 Parking	6
5.8 Sidewalks & keeping clean of vacant stands	6
5.9 General Aesthetics	6
5.10 Swimming Pools	7
5.11 Privacy & sightline views	7
5.12 Stand Boundaries	7
6. Materials, colours & finishings	8
6.1 Colour schemes	8
6.2 Roof covering	8
6.3 Walls & finishings	9
6.4 Garages, paving & driveways	9
7. Landscaping	10
8. Sustainable Housing Guidelines	11
8.1 Water management	11
8.2 Lighting & Electricity	12
9. Building Contractor & Site Management – Code of Conduct	13
9.1 Introduction	13
9.2 Access control	13
9.3 Site preparation/requirements before site work	14
9.4 Building Pavement deposit	14
9.5 Registration of contractors for security and access control	14
9.6 Transport, vehicles & deliveries	15
9.7 Allowed Building Times	15
9.8 Contractors Watchmen	15
9.9 Toilet facilities	15
9.10 Signboards / 9.11 Site Screen	16
9.12 Housekeeping & building rubble	16
9.12 Behaviour & General Safe Conduct	17
9.13 Acknowledgement & understanding of Code of Conduct	18
10. Sales, leases & Estate Agents Management	19
10.1 Sales & Agents General Rules	19
10.2 Condition of Title	19
10.3 Rules for visiting houses on show	20
11. Legal Status	20
Appendix A – Indigenous Plants & Trees	21
Appendix B – Schedule of Fines	24
Appendix C – Site Board	25

DEFINITIONS

- SHOA: Schoongezigt Home Owners Association
- BSD: Burrie Smit Developers
- "association" means the SCHOONGEZIGT HOMEOWNERS ASSOCIATION;
- "business day" means every day except Saturdays, Sundays or public holidays;
- "Schoongezigt" means the towns of Cashan 7, Cashan 8 and future extensions in the town situated on a portion of the remainder of the farm Waterkloof Rustenburg;
- "Board" means the board of directors of the SHOA;
- "the chairman" means the chairman of the Board;
- "town" has the same meaning as the word "township";
- "the secretary" means the secretary of the Board;
- "member" means a member of the ASSOCIATION.
- "Estate" Schoongezigt Estate
- "Estate Manager" The Estate Manager appointed by the SHOA
- "residences" all occupants & owners of erven & sectional title residences in the Estate

1. INTRODUCTION

The purpose of these guidelines is to inform homeowners and their architects or designers of the architectural design, building and landscaping requirements for the estate and to provide information relating to the procedure to be followed in order to obtain the necessary approval from the Board for all buildings and structures to be erected on each erf and any alterations and additions thereto; as well as the code of conduct required from all contractors and builders working on the estate. These rules/guidelines are designed to promote and protect the asset value, high quality lifestyle and the safety & security to which residents of the Schoongezigt Estate aspire. These rules & guidelines have been established in terms of the constitution and memorandum of incorporation of the Schoongezigt Homeowners Association (SHOA) and are binding upon all occupants and owners of erven and sectional title residences in the Estate (both being hereinafter referred to as "residences"). Owners and occupants are also bound by any decision taken by the SHOA with regard to the enforcement of these rules.

The SHOA envisages the development of a secure, up market, modern lifestyle estate within the South African context. The design of the development in a whole as well as in its parts should:

- 1.1. Be conducive to a safe, open and relaxed living experience.
- 1.2. Be of a high quality and standard to protect the investment of all owners.
- 1.3. Be sustainably minded and environmentally sensitive.
- 1.4. Ensure the security and safety of all the inhabitants under all reasonable circumstances.

The controlling authority for the development is the SHOA who will be responsible for the approval of all development on the estate. It is the responsibility of the registered owners of residences to ensure that members of their families, as well as their tenants, visitors, friends, invitees, contractors and employees abide by these rules. The decision of the board with regard to the interpretation of these rules is final and binding. These rules may be amended or supplemented from time to time in terms of the constitution of the SHOA.

2. AESTHETIC CONCEPT

The purpose of the Architectural Design & Building Guidelines is to achieve the overall vision of the SHOA. In order to achieve this vision, these guidelines encourage design excellence within the South African vernacular, while discouraging the use of imported architectural styles. Further the SHOA would like to encourage individual creativity within a unity of materials and finishes. The SHOA calls on all owners to develop their properties with local conditions, trades, materials, and architectural references in mind. The design of homes in the estate should be in response to our unique lifestyle and climate in South Africa. Owners each will have freedom to design and create diverse and unique homes within the proposed theme and guidelines of this document; while maintaining high focus on minimal impact on its surroundings and environment. In order to achieve this, the use of various raw materials, colours and textures will be encouraged and guided accordingly.

As the estate is surrounded by parklands and nature, the design of each home must take into account its immediate surroundings as well as the greater environment and should be sustainable and eco-friendly as possible. This can be achieved by designing the house thermally efficient, and using various alternative energy sources such as solar geysers/panels and utilizing energy efficient lighting and low energy consumption appliances. A home with good design principles will be more comfortable to live in, will save water & energy and in the long term be contributing to the larger picture of caring for our environment.

It is essential that all homeowners embrace the set out vision of the estate and work together with the SHOA, developer and appointed architect by implementation of these guidelines.

SHOA has also developed a *Recommended Architect List* that can be utilized to ensure diversity and creativity from recommended experienced architects (Refer to your Introduction Pack for the *Recommended Architect List*). In order to ensure quality designs each home plan must be prepared either by a SACAP Registered Professional Architect or a SACAP Registered Senior Architectural Technologist.

3. BUILDING PROJECT TIMEFRAME AND DURATION

Stand sale from developer:

For a stand bought directly from the developer, building construction must commence within **2 years** from the date of registration of transfer of ownership. Failure to do so will entitle the SHOA to impose a monthly penalty levy (detail below) for non-compliance to this rule. Building construction will only be deemed to have commenced when Site Induction with the Estate Manager has been finalized.

Resale from previous owner:

For a sale from a previous owner (resale), building construction must commence within **1 year** from the date of registration of transfer of ownership. This means that regardless of previous owner's timeframe, new stand owner will have **1 year** to commence with building. In this 1 year period, plans must be submitted & approved within the first 6 month to ensure progress is being made. Failure to start construction within the 1 year period will entitle the SHOA to impose a monthly penalty levy for non-compliance to this rule (detail below). Building construction will only be deemed to have commenced when Site Induction with the Estate Manager has been finalized.

Endorsement transfers:

The transfer of a stand or a share in a stand in terms of the provisions of section 45 and 45bis of the Deeds Registries Act, Act 47 of 1937, will not constitute a resale from previous owner and the original building commencement period will remain applicable.

Building Timeframe Penalties for building project not commenced within prescribed timeframe:

Penalties for building project not started within prescribed timeframe mentioned above will be imposed gradually in **increments of the monthly levy at the specific time, increasing every 6 months** as more time lapse:

- First 6 months after commencing period lapsed (**month 1-6**): **Penalty = 1 x monthly levy**
(Example: R1400 per month for 6 months with levy at R1400)
- Next 6 months and still not started with building (**month 7-12**): **Penalty = 2 x monthly levy**
(Example: R2800 per month for 6 months with levy at R1400)
- Next 6 months and still not started with building (**month 13-18**): **Penalty = 3 x monthly levy**
(Example: R4200 per month for 6 months with levy at R1400)
- Next 6 months and still not started with building (**month 19- commencement**): **Penalty = 4 x monthly levy**
(Example: R5600 per month for 6 months with levy at R1400)

**(Note that the SHOA monthly levy is still payable in this period and is completely separate from the penalties)*

Building duration:

All building projects commencing must be completed within **1 year** from commencement of the project. Commencement of the project will be seen as the date when Site Induction with the Estate Manager has been finalized.

Failure to do so will entitle the SHOA to impose a monthly penalty levy for non-compliance to this rule. The construction phase must proceed & continue without lengthy interruptions and must be handled in such a way that at the end of each phase the dwelling must be aesthetically acceptable to the SHOA. Penalties for going over the 1 year building duration period

will be a recurring monthly penalty levy equal to double the applicable monthly levy for every month that the building project is not finalized. The SHOA monthly levy is still payable in this period and is completely separate from the penalties payable. A building project will only be deemed to be finalized when an occupation certificate is issued by or on behalf of the SHOA.

Relaxation of building periods:

Any relaxation on the prescribed building periods will only be considered by the Board, in its sole discretion, in exceptional circumstances upon receiving a written application from or on behalf of the owner of the stand with detailed reasons for the requested relaxation. Any decision in this regard will be final and binding.

4. **PLAN APPROVAL PROCESS**

In order to get plans approved by the SHOA & appointed Aesthetics committee, the following process must be followed. All communication in this process is managed and goes through:

Schoongezigt Administration - *Sandra Venter* admin@schoongezigt.co.za

- 4.1 Full colour plans are to be submitted electronically via email to Schoongezigt Administration. The owner will be invoiced an amount of R5,000 which is payable immediately before the next step is taken. This payment covers the first consultation with the Estate Architect, Estate building inspector and Aesthetic committee and Contractors Building Site Board. (Please note that only SACAP Registered Architectural Technologists or SACAP Registered Professional Architects may be used.) If the client's architect wants to communicate with the Estate Architect before submitting the plans he can communicate with via Schoongezigt Administration.
- 4.2 If needed, client architect need to submit requests for relaxation on building rules with motivation to the SHOA, Aesthetic committee & Estate Architect, where after they will consider the request and communicate with the architect/owner. This decision will be final and binding. The plan must be aesthetically approved by Estate Architect and the SHOA.
- 4.3 Estate Architect will make comments on the submitted plans and forward his comments directly to the homeowner & architect. Estate Architect will charge R500/hr onwards on time spent approving the plans. This will be invoiced to the SHOA who will in turn recover the additional expense from the homeowner.
- 4.4 Once the Estate Architect approves the plan he will notify Schoongezigt Administration who will in turn notify the architect/owner.
- 4.5 Four sets of the printed approved plans must then be submitted to Schoongezigt Administration along with a pavement deposit of **R10 000**.
- 4.6 All stamped and signed copies will be returned to the homeowner. All must be submitted to the municipality for approval. No Construction will be allowed without a copy of the Council approved building plans on file with the SHOA.
- 4.7 An induction meeting must be held between the building contractor and the Estate Manager prior to construction. Contact details of the Estate Manager to be obtained from Schoongezigt Administration.
- 4.8 The Estate Architect and the SHOA will review plans only twice a month. The deadline dates for the submission of plans and feedback from the SHOA will be as follows:
 - First submission and review:
 - Submission of plans by: 5th of each month
 - Feedback from SHOA by: 12th of each month
 - Second submission and review:

- Submission of plans by: 20th of each month
- Feedback from SHOA by: 27th of each month

It is therefore requested that plans be submitted on/before either the 5th or 20th of each month. This will give the SHOA 7 days to review the plans and formulate their feedback and comments. Should the 5th or 20th of any month fall within a weekend or on a public holiday, the submission date will be the first business day immediately following the 5th or 20th – feedback from the SHOA will then be due 7 days after this date.

4.9 Submitted building plans/drawings for approval must include the following:

- Site plan, with preferred scale of 1:200, extended to show surrounding stands with existing building structures placed. Distances to be indicated from boundaries to proposed dwelling and outbuildings, sewerage system layout and connection point.
- Storey layouts, with preferred scale of 1:100.
- Drainage layout to be shown on all storeys and relevant elevations. Drainage reticulation must be fully described. No long drop or bucket system shall be allowed.
- Elevations, with preferred scale of 1:100.
- Sections through the dwelling to clarify the construction of such a dwelling, with the preferred scale of 1:100.
- Window sizes to be clearly shown.
- Building materials planned to be used must be indicated.
- Exterior colour schemes used of overall proposed dwelling.
- The information schedule must indicate the following:
 - Coverage, a percentage (%), of all buildings (existing or future proposed) to the stand size.
 - Total floor area for each storey. Covered patios must be included in these calculations.
 - All dimensions must be shown in millimetres (mm) and all area calculations must be shown as a square metre area (m²).

5. DESIGN GUIDELINES

In order to get plans approved by the SHOA & appointed Aesthetics committee, the following design guidelines must be followed and adhered to:

5.1 Density / Maximum dwellings per stand

- Only one dwelling per stand will be permitted.
- Garages with a bathroom including a toilet and or servants quarters shall not be considered an additional dwelling. A single outside toilet may not be erected as a separate building, but must be incorporated as part of the building envelope. The SHOA will consider the validity of each building plan application on its own merits.
- Massing of any dwelling shall at all times consider the right to light as well as the views of surrounding properties. The evaluation of the design in accordance to the above shall be at the sole discretion of the SHOA.

Coverage:

- **Single storey dwellings**
Maximum coverage allowed will be 60% of the stand area.
- **Double storey dwellings**
The ground floor coverage of double storey dwellings shall not exceed 50% of the area of the stand, while the upper level shall not exceed 75% of the ground floor (excluding terraces and unroofed balconies).
- **Minimum Size**
Any dwelling, excluding garages and outbuildings, shall not be less than 150sq meters.

5.2 Building Lines

Relaxation of building lines shall only be considered by the SHOA on formal application before the submission for approval of building plans.

- **Street Boundaries**

Single storey dwellings: 5 metre building line from the street boundary except for covered patios, verandas, and porches that may encroach up to 3 metres from the street boundary.

Double storey dwellings: 5 metre building line from the street boundary for the ground floor, and 7 meter building line from the same boundary for the first floor.

- **Side Space**

- 2.5 metre building line from the side and rear boundaries for the ground floor.
- 3.5 metre building line from the side and rear boundaries for the first floor.

- **Public Open Space**

- In the case of any boundary bordering onto a public open space, the building line shall be 5 metres.
- In the case of more than 2 boundaries bordering on to public open spaces, relaxation may be requested through an application to the SHOA.

5.3 Servitudes

It is the owners' responsibility to familiarise themselves and adhere to all servitudes registered on their specific stand.

5.4 Building heights

By restricting the height of buildings the SHOA endeavours to protect the views and right of light for all properties on the estate. Maximum permitted height of any dwelling is 2 storeys (excluding roof and loft rooms). Relaxation of building height restrictions shall only be considered by the SHOA on formal application before the submission for approval of building plans.

- **Single Storey**

- No point of the building shell shall protrude more than 4.5 metres parallel to the natural ground level
- The floor level shall not exceed 300 millimetres from the highest point at which the building is placed.
- It is the intention that buildings on sloping sites should be stepped in line with the natural ground level, by way of cut and fill.
- Double volume heights shall be restricted to 1.5 times the ground floor storey height.

- **Double Storey**

- A building is deemed to be double storey when a vertical section through any point in that building cuts through two useable spaces.
- A storey that is partially underground, but that has the potential to accommodate a door to the outside will be deemed to be a normal storey.
- A basement level shall not be considered as an additional storey if it is situated under the building and only has access from the storey above.
- No point of the building shell shall protrude more than 8 metres parallel to the natural ground level
- All double storey dwellings shall have an internal connecting staircase between storeys.

5.5 Permitted Land Use

All stands may only be used for their explicit zoning and town planning rights.

5.6 Site layout and orientation

- Buildings must be placed towards the optimal orientation for Rustenburg.
- The current SANS 204:2011 Edition 1 does not include Rustenburg. The optimal orientation for Pretoria will be acceptable as per the current SANS 204:2011 Edition 1:
Pretoria — Optimal orientation true north +15° E and +10° W
- As far as possible internal and external living spaces should be orientated so as not to overlook the living spaces of adjoining properties.
- The layout of the stand should be sensitive so as to preserve as many existing trees and natural features as possible.
- Where applicable, the gardens should be designed to locate the recreation areas towards open spaces rather than towards the road interface.
- If possible, the front garden should be integrated into the road reserve.

5.7 Parking

- Each owner must provide, as part of the initial construction phases of the dwelling on their property, at least one double enclosed garage for parking of their private vehicles.
- Over and above the requirements for an enclosed garage each property must provide two additional guest parking areas.
- Boats, caravans, trailers and any other such recreational vehicles shall be parked on the owners own property out of sight from street and neighbours properties.
- Parking in the building line spaces next to buildings or on street or sidewalks will not be permitted.
-

5.8 Sidewalks & keeping clean of vacant stands

- **Before construction has started on stands** - Owners of vacant stands must keep stands clean and veldt grass and other growth must be kept short, to less than 400mm. This is required to prevent fires as well as for security reasons. If the length of veldt grass is not maintained the SHOA reserves the right to clean the stand at the owner's expense as regularly as is necessary, without further notice to the owner. Stands must be maintained with grass less than 400mm. Cost to keep the grass short by the SHOA will be invoiced to the owner for each cleaning occurrence.
- Landscaping on sidewalks must be undertaken within the integrated landscape language of the Schoongezigt Estate.
- No planting (including trees, shrubs, lawn, and / or any other landscape feature) may be removed from the sidewalk or any other public open space without written consent from the SHOA.

5.9 General Aesthetics

- The design of the dwelling and the entire stand must show sensitivity to the existing natural features, flora and topography.
- Existing and proposed future surrounding building structures must be taken into account during the design process.
- Yard and screen walls must compliment the basic materials of the main building.
- Passive solar design principles must be adhered to.
- Alternative energy sources (such as solar water heaters and heat pumps) are encouraged and must be incorporated into the building design. As far as possible solar water heating systems may not be visible from the street elevation and shall be clearly indicated and described on the submission drawings.
- Any element such as awnings, satellite dishes, TV aerials, air-conditioning units and other items, which do not form part of the basic building structure may not be visible from the street elevation and must be considered in the overall design. These elements shall be clearly indicated and described on the submission drawings.

- No staff accommodation shall be nearer to the street than the main dwelling unless contained under the same roof or integrated into the overall design. Staff accommodation and kitchen areas shall open onto screened yards.
- All out buildings and additions must match the original building design in style, elevation and material usage.
- No flat roofed carports or any other steel carports shall be permitted.
- No pre-fabricated garden shed or wendy houses will be allowed on the estate.
- No shade netting may be used for carports or any other coverage.
- All plumbing and washing lines must be fully screened and not be visible from the street, public open space or other elevations from adjoining properties.
- In the case of flat roofs, all geysers must be installed inside the dwelling so that it is not visible from the outside.

5.10 Swimming Pools

- Placement and design of a swimming pool should be an integral part of the overall sit layout and building design.
- Swimming pool fences shall comply with National Building Regulations.
- Swimming pool pumps and filtration systems must be screened from public view.
- Water from swimming pools shall be discharged into the storm water system and not in the drainage.
- No discharge or swimming pool run off shall be permitted beyond the perimeter of the stand.
- It is encouraged that swimming pools may only be filled once with piped water and should further be kept full with harvested rainwater.

5.11 Privacy & sightline views

- The privacy of surrounding properties must be considered and respected at all times and in all aspects.
- As far as reasonably possible in order to respect neighbours privacy, no excessive windows or balconies on the upper storey should overlook the living space of an adjacent dwelling.
- The approval of all double storey buildings will be assessed against the effect its massing will have on surrounding properties' sight lines and views. Neighbours of a double storey dwelling must be consulted during the design process to reach consensus on the extent of the impacts of the design on the neighbouring properties. The estate architect will assist and guide where necessary during the approval process.
- It is expected that designs will try to avoid high roof construction and pitches as well as towers, turrets and any other construction that will unnecessarily impede clear sight lines from surrounding properties.

5.12 Stand Boundaries

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street boundary. Every effort must be made to avoid the hostile "canyon like" effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks and streetscapes of the general estate, the following guidelines will apply:

- **General**
 - Before built up verandas (not covered), or walls are erected on or close to the stand boundary, approval must be sought from the SHOA.
 - All boundary walls must comply with NBR and must be aesthetically acceptable and complement the complete development.
 - The material from which a boundary wall is constructed must be the same or similar to the dwelling's construction material.
 - The following will not be allowed as fencing or boundary walls:
 - Precast walling
 - Palisades
 - Wired or electric wire fence systems

- Wood panel fencing
- Razor wire, security spikes or similar features
- No boundary wall may be higher than 1,8 metre from natural ground level.
- Excessive fill against boundary walls are discouraged and must be approved by SHOA before approval of the building plans.
- **Street & adjoining side boundaries**
 - In order to discourage “canyon” like effect of street views, the street boundary must be completely open with no boundary wall. Application may be made for the relaxation of this ruling, but only under the most extreme cases may it be granted.
 - The side walls between properties may be a maximum of 1.2 meters for 5 meters from the street boundary and or public open space edge. The rest of the side boundary wall may be a maximum of 1.8 meters high. Side walls should as far as is practical, not extend beyond any building structure.
- **Park Boundaries**
 - It is encouraged that as far as practically possible boundaries towards park and natural green area must be left open to optimize the location and bush feel of the stand.
 - If not practical (in order to accommodate pets & children) the design must be in such a way that the yard flows into the green park area. A boundary fence towards the park area may be a maximum of 1.2 meters height within the building restricted 5m area from the public open space.
 - It is encouraged that architects needs to creatively design the park boundary to compliment and naturally flow within the park area. The usage of gardening, plants, rocks and natural elements are encouraged in order to achieve the effect of the stand garden flowing into the park area. The estate architect can also be contacted during the design phase for ideas and suggestions on how to successfully implement this requirement.
 - In the case of a stand having more than two (2) park or street boundaries, application may be lodged for a relaxation of this rule.

6. MATERIALS, COLOURS & FINISHINGS

We aim to encourage the use of materials in their natural state, thereby creating a unifying element to all the homes, as diverse as we hope they will be. The quality of design and the application of these raw materials in new and relevant ways are of paramount importance to this concept. Details regarding the use of allowed materials stipulated below in detail:

6.1 Colour schemes

- All materials and colours must be stipulated in detail on submitted architectural plans to be approved by the SHOA's Architects.
- No bright or unnatural colours will be allowed.
- No white painted plaster work on walls or buildings will be allowed
- Roof colours should match the surrounding natural earth colours of the estate and “autumn” colours are encouraged.
- Face brick colours to be used must be approved by the aesthetic committee and selected semi face and face bricks with autumn and earthy toned colours will enjoy preference.

6.2 Roof covering

The following roof coverings are permitted:

- Flat concrete roofs with non-reflecting water proofing
- Planted roofs (roof gardens)

- Concrete roof tiles
- Chromadek or similar factory finished steel roof sheeting.

The following roof coverings are **not** permitted:

- Thatch roofing or lapas
- Unpainted galvanized roof sheeting
- Slate roofs
- Under no circumstances may roof coverings be reflective
- Harvey tiles or fibre cement roofing tiles
- No unfinished galvanized gutters and drain pies will be permitted and all exposed gutters and rainwater goods to be factory painted to match the colour of the building/roof.

6.3 Walls & finishings

- External masonry walls shall be 230mm brick. Plaster and painted walls will be permitted but colours (natural ground or autumn colour) are to be submitted for approval by the Estate architect.
- Plinths, not exceeding 600mm in height will be permitted in face brick, or stone. Smooth or textured plaster will be permitted.
- Plaster and painted wall finishes will enjoy preference over face brick.
- No walls are allowed to be left as unpainted plaster.
- Natural wall materials such as rock will enjoy preference over face brick.
- Natural stone foundation walls shall be allowed.
- Windows must be either timber frame or powder coated aluminium frame. Any deviation from this must be approved to the SHOA.
- No steel frame windows shall be allowed.
- Powder coated aluminium and timber sun shading mechanism will be encouraged.
- All steel handrails and external burglar bars must be painted and indicated and specified on the submission plans. Stainless steel handrails or balustrades will be allowed.
- To ensure a level of cohesion within the architectural designs in the estate, each owner is required to include within the basic finishing of the specific dwelling an element of natural stone cladding; for example the same stone as used at the entrance gate. Proposed stone cladding to be shown on submitted plans for approval. No artificial stone cladding will be allowed. The use of natural stone obtained from within the estate is encouraged.
- Residents and/or owners wishing to name/number their properties may do so, by attaching lettering and/or plaques to the perimeter wall or structure wall directly adjacent to the main entrance of the home to the stand. No perspex, composite materials, degradable materials, plastics, painted boards akin to advertisement boards, untreated wooden boards or rough wood lettering will be allowed.
- No advertisement boards for whatever reason will be allowed on the Estate or on the perimeter wall of any stand.

6.4 Garages, paving & driveways

- Natural timber & aluminium garage doors will be allowed.
- In the case of aluminium garage doors - detail illustration and example of the aluminium doors are to be included in the submission of the plans for approval.
- All timber garage doors are to be treated against UV and water.
- Reference must be made to the current SANS 10400-XA:2011 Edition 1 in relation to all window and door openings.
- Site paving should be kept to a minimum and must be of natural coloured paving.
- A paving layout and type must be included in the submitted plans.
- All driveways are to be fully paved. Driveway paving widths are limited to 6 metres at the junction with the public road.

- It is not allowed to pave the complete area in front of the home facing the street; grass & gardens are encouraged rather.
- Brick or concrete pavers that match the autumn colour scheme of the estate must be used and it must be approved by the SHOA & estate architect.

7. LANDSCAPING

It is expected that the landscaping of stands will be considered as an integral part of the home designs and that the outdoor spaces be as well planned as the homes themselves. Taking into account the location of the estate bordering natural parks; only the use of indigenous planting is allowed and it is encouraged that landscaping must complement and blend in with the surrounding green areas. Considering the natural beauty of the area, some purchasers may wish to retain a portion of their stand in its natural state which is encouraged. The following factors needs to be taken into consideration in terms of landscaping:

- Permission must be obtained, in writing, from the SHOA before any existing trees are removed and all existing trees are to be shown on the site plan.
- Only indigenous trees and shrubs are permitted.
- No vegetation poisonous to animals, birds or humans may be planted.
- Existing indigenous trees on each stand must be preserved as far as possible. Existing trees that are to remain and which are situated close to a construction area, shall be protected by installing a temporary wire mesh fence of which the minimum height must be 1,2m.
- Protected species such as Protea caffra (Sugarbush) and Cussonia transvaalensis (Kiepersol) may not be removed or transplanted without a permit from the relevant authority. The SHOA should be consulted for assistance in this regard.
- The use of hedgerows is recommended and the planting of trees and shrubs are encouraged. Where possible trees planted in the road reserve may not be removed and must be replaced where damaged.
- The estate encourages the use of planting and hedgerows as screening mechanisms for privacy rather than building walls and fences.
- The retention of the natural vegetation on the site is encouraged, especially on stands located adjacent to any open space area within the estate.
- During site clearance, existing aloe species and bulbous plants could be collected and stored on site until they can be replanted in the natural garden areas.
- The use of indigenous, drought resistant plants is strongly encouraged. Refer to suggested plant species included in Appendix 1.
- No listed invader species may be used in the garden design, due to the risk of invasion into the adjacent to a nature reserve (www.nda.agric.za/docs/act43/eng.htm).
- The use of Kikuyu for lawn areas should be avoided due to its invading properties. The use of non-invasive LM grass or indigenous lawns such as Cynodon dactylon is promoted.
- Should Kikuyu be introduced on a site adjacent to an open space, a 2m wide Kikuyu-free planting area must be created between the stand perimeter and the lawn area, in the order to prevent the kikuyu invading the open space system. If possible, a low retaining wall should be created to further lower the risk of invasion into the neighbouring open spaces (Refer to Figure 2: Typical elevation of stands adjacent to an open space).



Figure 1: Typical elevation of stands adjacent to an open space

8. SUSTAINABLE HOUSING GUIDELINES

Sustainable housing means living in harmony with the natural environment, considering the social, environmental and economic aspects of our decisions, and reducing our footprint through a less energy, water and material intensive lifestyle. Social sustainability is also important and working towards a healthy and safe community is often interconnected with economic and environmental endeavours.

The main ways that homeowners can make a difference which is highly encouraged is:

- Recycling of refuse
- Saving energy through the use of Alternative Energy sources (solar heaters & heat pumps) for water heating
- Energy saving lighting
- Using passive design or 'green' architecture
- Rain water harvesting
- Responsible landscaping

8.1 Water management

The integration of water conservation practices in the home and landscape design should be considered and are expected to adhere to the following guidelines:

- Storm water management for each stand shall be done as per engineer's specification.
- All storm water outlets must be provided with storm water dissipaters.
- Surface water run-off should be prevented from being concentrated along the edge of the hard surfaces such as roads or patios which may result in scouring of the sides. Surface water must be dissipated into the surrounding landscape without causing erosion.
- The management of storm water should be an integral part of the garden planning.
- Rainwater collection is encouraged and should be used to irrigate the garden. Grey water from baths and basins can also be utilized for irrigation purpose.
- Garden beds should be mulched either with a bark, stone or leaf mulch to retain soil moisture and impede the growth of weeds.
- Plants should be grouped into "hydro zones" (plants with similar water requirements grouped together).
- The use of an automatic irrigation system is preferred. A semi-automatic irrigation system is a minimum requirement.
- Install a rain shut-off device in conjunction with all automatic sprinkler systems.
- Design irrigation systems to prevent over watering.
- Apply seasonal water schedules to compensate for climate changes and water requirements.
- Limit the use of plants that have high water consumption requirements. This automatically qualifies endemic plant species and most South African indigenous species.
- Wastewater or other polluted water may under no circumstances be allowed to flow into any public or green area.
- Residents whose erven borders onto green area may not in any way interfere with the natural water flow of perennial water courses.
- Boreholes:

The drilling of a borehole is allowed on the estate. Strict compliance to the DWAF National and Municipal Water Rules & Regulations in terms of boreholes is required. Only 1 borehole per stand is allowed and boreholes must at all times be drilled within the boundaries of the stand. No drilling may take place outside of the allowed contractors working hours. Any spillage caused by drilling exercise is to be cleaned by the owner immediately.

8.2 Lighting & Electricity

It is encouraged that home owner should invest in energy saving internal and external lighting both to save on costs and reduce energy consumption. Also, a low ambient light condition should prevail across the entire development which implies that all exterior lights should be designed according to the following guidelines:

- Exterior lighting should be designed to only provide general illumination to facilitate security and outdoor entertainment, e.g. patios and braai areas.
- Excessive light pollution into green/park & neighbouring areas is strongly prohibited.
- Glare and excessive contrast caused by poorly shielded luminaires and over-lighting will not be allowed. Fit “full cut-off” luminaires to limit the amount of light trespass and spillage so as to control light output and restrict glare (Shaflik, 1997) (as illustrated in Figure 3: Light trespass)
- Lighting luminaires and fittings should complement the architectural style of the buildings.
- No spotlights into the adjacent nature reserve will be allowed.

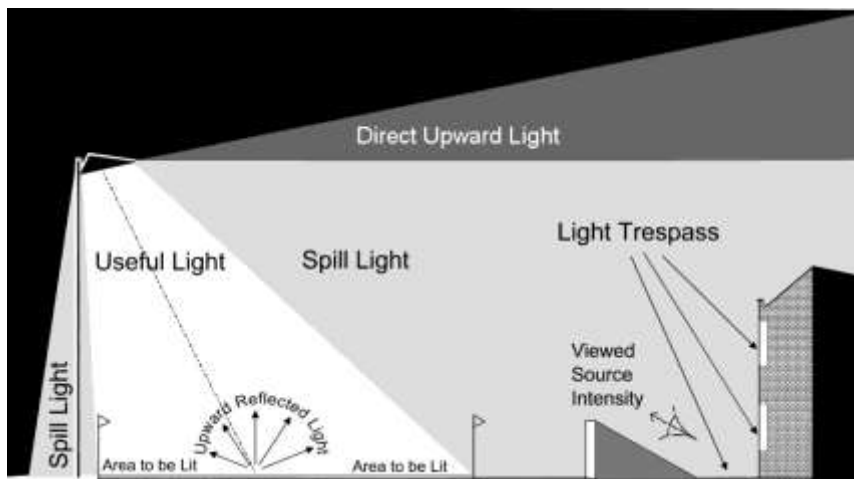


Figure 3: Light trespass

Generators

- In the case where provision is being made for the usage of an emergency generator; the generator location and placement must be designed and incorporated into the main dwelling in order to minimize excessive noise and disturbance to neighbours. Generators must be covered and enclosed by a permanent non permeable structure on 3 sides (excluding top) of the generator. The 1 side of the generator ‘enclosure’ can be open/permeable to allow for the release of fumes and gasses. Generators will not be allowed to run through the night and must be switched off at 22:00 in the evenings when being used.

9. BUILDING CONTRACTOR & SITE MANAGEMENT – CODE OF CONDUCT

Management of the building site & contractors during construction phase is a crucial and integral part of Schoongezigt Estate and will be dealt with strictly in order to accommodate and respect all current residents. It stays ultimately the owners' responsibility to ensure that his contractor, sub-contractors and activities on his premises take place according to the prescribed building rules, regulations and comply with the Code of Conduct. Fines as per the *Schedule of Fines* per building site transgression will be imposed for the owner's account, where contractors do not adhere to the below-mentioned general rules and code of conducts of the Estate:

An overview of the entire building process from approval of plans, required inspections to occupation are given below and must be adhered to:

- As mentioned in the approval process, all 4 copies of plans to be handed in for SHOA approval.
- All 4 SHOA stamped copies to be handed into Council for approval.
- 1 set of Approved plans to be returned to SHOA for record keeping with Schoongezigt Administration.
- Induction will only take place once all fees are paid to SHOA.
- At Induction, SHOA must receive Contractors NHBRC Certificate; Home Owners NHBRC Enrolment Certificate; Health & Safety Officer details and certificate.
- Prior to occupation, SHOA must receive Council Occupation Certificate; both Council and NHBRC Building Inspectors Reports indicating interim inspections during building process.

9.1 Introduction

- The object of the SHOA is to promote, advance and protect the communal interest of its members and consequently to ensure a safe, high quality lifestyle to owners and occupants by managing the appropriate development of residences and related facilities (including swimming pools, shelters, outbuildings, extensions, etc.) as well as communal facilities (including sport/recreation facilities, parks, security walls and buildings, etc.).
- The SHOA's Building Regulations relate to the control measures regarding access and building activities of contractors (and their suppliers). Owners of stands are obliged to bring Building Guidelines to the attention of their building contractors since the stand owner will be held responsible for any contravention of the Building Regulations by their contractors.
- A Contractors Pack will be given to each site with a list of requirements from the SHOA for security and safety purposes. The Estate Manager will discuss this with each contractor as the completed Contractors Pack must be returned to the Estate Manager before construction can commence.

9.2 Access control

- Strict access control measure has been put into place in order to optimize the security at Schoongezigt Estate.
- Residents & contractors must at all times adhere to the access control measures put into place – according to the Schoongezigt Security Access Protocol (separate document).
- All contractors are to use only the contractors' gate. Only owners/residents and their visitors are to use the main security gate.
- Residents & contractors are to treat all security officers in a cooperative, patient and respectful manner. No "outbursts" or any form of verbal abuse towards security officers will be tolerated.
- In any case incident, unhappiness or conflict, please contact the Schoongezigt Estate Manager immediately.

- Owners, visitors & contractors must consent to their vehicles or persons to be searched before access or egress will be allowed.
- No contractor, sub-contractor or worker will be allowed into the Estate without proof of identification.
- Security will not allow access to any contractor or visitor under the influence of alcohol or drugs and may refuse access, where access is not authorised by the resident, or otherwise in terms of these rules.
- Should it appear at any stage that a contractor has contravened any of the rules and regulations and that this contravention has caused or will necessarily cause a security risk for any of the residents residing in the estate, the Board/Estate Manager will be entitled to order that such a contractor not be allowed to enter in the estate and further action may be taken.
- A taxi may only enter the Estate if the resident/contractor concerned has made prior arrangements with the Estate Manager. All passengers will be treated as visitors and must comply with the Schoongezigt Security Access Protocol.

9.3 Site preparation/requirements before site work

Before any work on a site begins, the following requirements needs to be adhered to:

- Water connection needs to be installed on site.
- A chemical site toilet needs to be installed on site.
- Building Pavement Deposit has to be paid.
- Municipal waste skip must be on site.
- Site must be screened of with netting and gates to control access.
- SHOA Contractors Building Site board printed & installed on site.
- Induction has to be done with the Estate Manager.
- At Induction, SHOA must receive Contractors NHBRC Certificate; Home Owners NHBRC Enrolment Certificate; Health & Safety Officer details and certificate.
- Builders Code of Conduct has been signed and submitted to Schoongezigt Administration.
- All plans have to be approved by the local municipality and SHOA.

9.4 Building Pavement deposit

- The building performance deposit will be used in the event there is a breach or non-performance to remove rubble, keep a stand clean or make good any damage caused by the owner/contractor, or the sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines not being paid. The SHOA reserves the right to prevent the occupation of any house if the above is not fully adhered to.
- No construction work may start until the required building deposit has been paid and this undertaking has been signed.
- Notwithstanding the above the SHOA shall be entitled to withhold the repayment of the performance deposit if any deviations from the original plan have not been approved by the parties concerned as set out in the Architectural Design Guidelines, and this does not release the owners concerned from any action that the SHOA may take.
- Non-approved items will be subject to monthly fines and such fines may not be set off against a performance deposit unless in the discretion of the Board.
- The building deposit paid will only be refunded once all construction activities have been completed to the SHOA's satisfaction. Alternatively the SHOA may, to their discretion, apply part or all of the deposit to correct items or recover damages incurred.

9.5 Registration of contractors for security and access control

- Contractors are to register all employees at the Schoongezigt Estate Office, verifying the relevant stand number where they will be involved in building activities, and the expected building period.
- Workers are identified and registered by way of South African identity documents at the Estate Office for a small fee that will be indicated by the Estate Manager.

- Biometric access control systems are utilized and therefore fingerprints of all workers will be taken in order to utilize the biometric turnstile system.
- Workers are registered per building site and are restricted to that site/stand. Should the workers be involved in building activities on more than one building site, permission should be obtained for movement of workers between these stands.

9.6 Transport, vehicles & deliveries

- All contractors are to use only the contractors' gate. Only owners/residents and their visitors are to use the main security gate.
- All access to Schoongezigt by delivery vehicles/short-term sub-contractors will only be allowed after signing of the access register. The SHOA reserves the right to refuse admission to vehicles that previously exceeded the speed limit or caused damage to SHOA assets.
- All workers must be transported between the Contractors security gate and their designated building site by vehicle. No pedestrian traffic or loitering of contract workers will be allowed in the Estate. Hitch-hiking by workers are strictly forbidden.
- All materials off-loaded onto pavements must be moved to within the borders of the site on the same day.
- No machine, truck, construction vehicle, trailer, or implement may overnight on a road, pavement, other vacant stand or other public area in the Estate. Machines/vehicles must be stored within the site boundaries.
- The owner, contractor and/or subcontractors must adhere to the speed limit of 25 km/h in Schoongezigt Estate.
- No trucks exceeding 9 meters in length, or carrying more than 30 tons, or which are articulated, or which are linked, or with more than two axels will be allowed on the Estate.
- Vehicles carrying mixed concrete (for foundations or slabs) must be limited to 6m³ and no such vehicle will be allowed entry to the Estate after 16h00. Contractor should therefore do their planning in accordance.

9.7 Allowed Building Times

- Access for building activities, as well as for the delivery of building material, will only be allowed during the following allowed building periods and times:*
 - Weekdays, Mondays to Fridays: 6:30 – 18:00
 - Saturdays: 7:00 – 15:00
 - Sundays & Public Holidays: **No work allowed**
- Work will be allowed throughout the year except in the December holiday period during the following dates:
 - 16 December – 2 January: **No work allowed**
 (Time falling outside the specified above, as well as public holidays and Sundays are considered "Private Time".)
- All contractors, workers, delivery and installation personnel must leave the Estate on or before the respective closing times.
- In case of unavoidable circumstances where the contractor is forced to leave the estate later than closing time, the Estate Manager must be notified and permission obtained beforehand with valid explanation and motivation. The Estate Manager has the authority to approve or disapprove the request.

9.8 Contractors Watchmen

Contractors watchmen on building sites are not allowed. Stands should be cleared from all workers at 17:45 and no-one is allowed on site after 18:00 (weekdays) or 15:00 (Saturdays).

Should a contractor wish to have additional security on a stand for whatever reason; arrangements can be made with the Estate Manager to employ an additional security guard at a stand for short-term at the cost of the contractor/owner.

9.9 Toilet facilities

The contractor must provide toilet facilities prior to commencement of any building activity. The SHOA reserves the right to interrupt construction work on a site where no toilet facility, in working order, has been provided for the workers. In terms of the local authority's regulations, the minimum requirements for toilets are:

- The enclosure shall be a stable structure with a door permanently attached to the structure;
- Each stand shall have its own toilet and furthermore a toilet shall be supplied for every 15 workers;
- The toilet must either be a water borne system with a permanent water connection (a water bucket system is not acceptable), or a chemical toilet which must be cleaned every two days.
- 'Zero tolerance' rule shall apply - NO toilet, NO work.

9.10 Signboards

- No signboards (for advertisements, businesses or any other signboards) may be planted or fixed against any surface.
- One SHOA Building Site Board is mandatory and must be erected on each site. The board must be removed after completion of construction – refer to Appendix C in this document that gives details regarding this board.
- No Subcontractor boards may be erected.

9.11 Site screening/netting during construction phase

- All building sites must be fenced off by the contractor in a neat and secure manner during the complete construction period with the approved screen type as stipulated by this section.
- Netting must be erected before commencement of any cleaning or building activities; and is allowed only to be removed once the project is completed and the SHOA has given the SHOA Certificate of Completion.
- Screening must run on the boundary lines of the stand and must cover all the sides of the stand, including the street boundary. No netting is required on the side of a contractor's yard where the stand is alongside a home with an already completed boundary wall.
- Requirements of the screen netting:
 - The netting screen must consist off a sturdy fencing with shade netting attached.
 - Only Forest Green 75% density factor shade cloth netting is allowed.
 - Netting shall be supported by a sturdy fence (preferably wire mesh fencing), supported by wooden or steel poles spaced at a maximum of 3 meter intervals. The whole structure is to be supported in such a manner so as to not to sag or come adrift. All poles must be kept spirit level straight and netting must be tight. A cross beam must be installed at the top of every span of netting between two poles. Poles must be equidistant and planted deeply enough to prevent sagging even during strong wind conditions. Support for poles may not be installed towards the outside of the netting.
 - Netting screen must be a minimum of 1.8 meters height with only one 4 meter wide entrance gate in a position agreed at the site induction with the Estate Manager. The entrance shall be closed and secured with a gate clad with the same shade cloth. The gate shall be closed and secured at the end of each working day.
 - Nets are to be kept neat and tight for the duration of the project.
- If netting has to be removed for whatever reason, permission must be obtained in writing from the Estate Manager and a date must be set for the replacing of netting. Netting may be removed with permission from the Estate Manager for the building of boundary walls. From removal of netting for the building of the boundary walls, walls must be completed up to the correct height within 14 days.
- It is vital that all contractor equipment, tools & resources are to be kept within the screened off area at all times.
- Fines will be issued in the sole discretion of the SHOA and if faults are not remedied, fines may be repeated within seven days.

9.12 Housekeeping & Building Rubble

- The stand owner confirms that he has inspected his erf and the adjoined undeveloped erven and accepts the properties as being free of rubble.

- The removal of building rubble on the erf as well as on the surrounding undeveloped erven is a pre-requisite to the issuing of the SHOA's Occupation Certificate.
- No building rubble shall be allowed to be dumped on any adjacent or other vacant stand, common public or green area. If not removed, the SHOA will remove the rubble and, in the case where the perpetrators are known, will do so at the cost of the perpetrator and cost will be invoiced along with its levy. Fines will be issued and the owner will need to clear the rubble immediately or cover the cost of removing the material if not done speedily.
- Dumping of cement and cement truck washing must be done only on the owners stand and must not be allowed on any pavement, vacant stand or open veld area. Fines and penalties will be implemented for not adhering to this rule.
- The stand owner is responsible for the continuous removal of building rubble, rock and unwanted soil during construction.
- No rubble, rocks or unwanted soil may be stockpiled on an adjacent property to await the collective removal of the material at the completion of construction.
- Each building site must have a waste disposal refuse bin for the collection of plastic bags, cement bags, etc.
- The use of a skip (minimum 5.5 m³) for the waste and refuse on every building site is mandatory.
- Rubble and the contents of the refuse bins and skips must be removed on a continuous basis to prevent the spreading of bags and papers.
- 'Zero tolerance' rule shall apply – NO skip, NO work.
- The area has been declared a smoke-free area. No items may thus be burned on site.
- It is the responsibility of the owner to ensure that the construction site housekeeping is in good order and that the site is kept in a neat and tidy condition at all times.
- Spillage of any kind, including motor oil on to the road must be cleaned immediately.

9.13 Behaviour & General Safe Conduct

- The stand owner will be held liable for the behaviour and conduct of his/her visitors, contractors and their employees. Should the road surface, kerbs, manhole covers or any of the HOA's structures within Schoongezigt be damaged by visitors, contractors or delivery vehicles, the cost of repair will be recovered from the stand owner.
- No construction work may take place until the required building deposit has been paid and this undertaking has been signed.
- Any damage caused to kerbs, plants on sidewalks and/or damage to neighbouring properties by the contractor, the owners of the stand will be held responsible for damage caused.
- No alcohol or other intoxicating substance will be allowed on building sites.
- Workers dismissed by contractors from sites, must be transported to the contractors security gate by the contractor who will request security to cancel the workers' access privilege.
- No fires of any kind may be started on building sites, public areas or any other area on the Estate.
- Electric power may not be utilised from a neighbouring site. Similarly no water may be used from fire hydrants or an adjacent site.
- Illegal electrical or water connections will not be tolerated; such connections will be summarily reported to the council.
- Contractor employees must be employed according the relevant labour legislation and Employment Act.
- Labourers must strictly adhere to the safety requirements as stipulated by NOSA on Contractor Building Regulations.
- Speed is strictly limited to a maximum of 25 km/h. The Board, through its executives or agents, is entitled to impose fines to the contractor, or his agents, where any of the contractor's vehicles and/or their sub-contractors and/or delivery vehicles exceeds the speed limit, in the opinion of the Committee, through its executives or agents. Pedestrians and cyclists always enjoy right of way.

9.14 Acknowledgement & understanding of Contractors Code of Conduct

We hereby confirm that we are conversant with these Building Guidelines in the Code of Conduct and undertake to comply fully. Furthermore we agree that the building deposit may be applied for items above not being adhered to and that no claim will be instituted against the SHOA should construction work be interrupted for the non-compliance thereof.

We also acknowledge the Schedule of Fines indicating the fines that will be penalized for not adhering to the Code of Conduct. This guideline booklet is issued by the Estate Management Association to each registered homeowner. It is important for full understanding of the operation of the estate that every homeowner is thoroughly familiar with all the information contained in this handbook and guidelines. By signing this document the HOMEOWNER & CONTRACTOR undertakes to comply with the full contents of this scheduled Code of Conduct in its entirety.

Stand Nr.

Signed at Schoongezigt Estate on this _____ day of 20____.

SIGNED: Homeowner

Name: Homeowner

Witness Signature

SIGNED: Contractor

Name: Contractor

Witness Signature

CONTACT NUMBERS	
1. OWNER	
(a) Tel:	
(b) Cell :	
(c) Fax :	
(d) E-mail address	
2. CONTRACTOR	
(a) Tel :	
(b) Cell:	
(c) Fax :	
(d) E-mail address:	

10. SALES, LEASES & ESTATE AGENTS MANAGEMENT

The following rules and regulations are applicable to stand/homes sales and in particular to the managing of Estate Agents on the Estate:

10.1 Sales & Agents General Rules

- No more than 2 “For Sale” “Sold” or “To Let” signs will be permitted on the Estate on a property for sale/to let. Such signs will be erected within the building line of the property and will face the main driveway of the property. No “For Sale” “Sold” or “To Let” signs are permitted at the entrance to the Estate unless to indicate Show Days.
- Show House arrangements must be made with the committee in writing 2 (two) weeks in advance.
- Any Accredited Estate Agent must have a specific appointment with or have the permission from the owner of the property visited.
- Any prospective buyer must be escorted by an Accredited Estate Agent or owner while entering the Estate. Nobody will be allowed access to view properties on his own.
- Agents will not be allowed to approach owners to solicit properties for sale or to let.
- Agents must be registered with the Estate Agency Affairs Board and be able to give proof of their registration upon registration at the Estate.
- Agents must be registered with the INSTITUTE FOR ESTATE AGENTS.
- The Board reserves the right to refuse registration of an agent and will not unreasonably withhold such registration.
- The Board reserves the right to withdraw registration of an agent who does not adhere to the rules, without the refunding of the registration fee.
- Any approval granted to the seller (in case of a resale) or Lessee, prior to the time of sale or lease, must be communicated to the buyer or Lessee at the time of the purchase or lease. Failing this, the buyer or Lessee will have recourse against the seller or lessor, but never against the HOA.
- No transfer of property may take place without the issue of a clearance certificate authorized by the SHOA.

10.2 Conditions of Title

- The seller shall procure that, in addition to any other conditions of title, the following conditions of title are inserted in the Deed of Transfer, in terms of which the Purchaser takes title to the property: “Subject further to the following conditions laid down by the Transferor in favour of Schoongezigt Home Owners’ Association:
 - The transferee, his heirs, executors and successors in title are compelled to be members of the Schoongezigt Home Owners Association from the date of registration of the property into their name.
 - The transferee, his heirs, executors and successors in title shall not be entitled to transfer the property in any manner, without obtaining the prior written permission of the Schoongezigt Home Owners’ Association and then only subject to the condition that the Purchaser will become a member of the said Schoongezigt Home Owners’ Association on the date of registration of the property into his name.
 - The owner of the erf or any successors in title is obliged to commence with building construction within 1 year from the date of registration of transfer of ownership and complete construction within 1 year of the date of commencement of construction.”
- The seller must personally ensure that the buyer is informed about and receives a copy of these Architectural Design & Building Guidelines which includes the Contractors’ Code of Conduct, as well as the Estate Community Rules & Regulations applicable at the time.

10.3 Rules for visiting houses on show

- Please observe the access rules on display at the main entrance.
- Visitor must drive directly to the property on show by following the road markings of the show house.
- The specified show house is the only place where the visitor may park and get out of his vehicle.
- If the visitor wish to walks on stands for sale, request that the agents on duty accompany you. No visitor is allowed to wonder alone on the estate.
- No construction sites may be entered.
- Once finished viewing the show house or stands, the visitor must drive directly to the main exit gate.

11. LEGAL STATUS

The rules and regulations governing building activity as set out in the document is binding on all residents, their contactors and sub-contractors. Furthermore, all residents are obliged to ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with. Residents are accordingly required to include these rules in their entirety in any building contracts concluded in respect at any property on the Estate. Such contracts may be required to be submitted to SHOA for prior approval. The SHOA has the right to suspend any building activity in contravention of any of the conditions and does not accept liability for any losses sustained by a resident or contractor or sub-contractor as a result thereof, or any claims for damages of whatsoever nature. The SHOA has the right to fine and/or suspend any building activity. The owners of properties remain responsible for transgressions by their contractors/agents/workers/visitors at all times and therefore notices, warnings and fines will be issued to them only. Should there be an infringement of any of the prescribed conditions and rules, the SHOA accepts no liability whatsoever for any losses sustained by the house owner, contractor or sub-contractor, as a result thereof. Each owner with its appointed contractor needs to comply fully to all applicable building regulations and safety rules and the SHOA accepts no responsibility or liability for any injury, loss of life, damage or loss of materials or equipment during building operations.

For any enquiry or more information:

Schoongezigt Home Owners Association

Letabarivier Avenue, Cashan 7, Rustenburg, 0299

Postnet Suite 4834, P/Bag X82323, Rustenburg, 0300

Email: info@schoongezigt.co.za

www.schoongezigt.co.za

APPENDIX A – INDEGENIOUS PLANTS & TREES

Plants:

The following table might assist in landscaping in order to utilize indigenous plant species:

<i>Botanical Name</i>	<i>English Common Name</i>	<i>Afrikaans Common Name</i>
Trees		
<i>Acacia caffra</i>	Common hook-thorn	Gewone haakdoring
<i>Acacia karroo</i>	Sweet thorn	Soetdoring
<i>Berchemia zeyheri</i>	Red ivory	Rooi-ivoor
<i>Burkea africana</i>	Wild seringa	Wildesering
<i>Combretum molle</i>	Velvet bushwillow	Fluweelboswilg
<i>Combretum zeyheri</i>	Large-fruited bushwillow	Raasblaar
<i>Cussonia paniculata</i>	Highveld cabbage tree	Hoefeldse kiepersol
<i>Dombeya rotundifolia</i>	Common wild pear	Gewone drolpeer
<i>Euclea crispa</i>	Blue guarri	Blou-ghwarrie
<i>Faurea saligna</i>	Transvaal beech	Transvaalboekenhout
<i>Ficus ingens</i>	Red-leaved fig	Rooiblaarvy
<i>Lannea discolor</i>	Live-long	Dikbas
<i>Mundulea sericea</i>	Cork bush	Kurkbos
<i>Olea europaea subsp. africana</i>	Wild olive	Olienhout
<i>Pappea capensis</i>	Jacket-plum	Doppruim
<i>Rhus leptodictya</i>	Mountain karree	Bergkaree
<i>Sclerocarya birrea</i>	Marula	Maroela
Shrubs		
<i>Aloe arborescens</i>	Krantz aloe	
<i>Aloe bainesii</i>	Tree aloe	
<i>Aloe ferox</i>	Bitter aloe	
<i>Aloe marlothii</i>	Mountain aloe	
<i>Barleria obtusa</i>	Bush violet	
<i>Buddleja spp.</i>	Sage	
<i>Dietes bicolor</i>	Yellow wild iris	
<i>Dietes grandiflora</i>	Wild iris	
<i>Ehretia rigida</i>	Hottentot's lilac	
<i>Felicia amelloides</i>	Blue felicia	
<i>Helichrysum spp.</i>	Cape gold	
<i>Leonotis leonurus</i>	Wild dagga	
<i>Leucospermum tottum</i>	Fire-wheel pincushion	
<i>Mackaya bella</i>	Forest bell bush	
<i>Plectranthus spp.</i>	Plectranthus	
<i>Plumbago auriculata</i>	Cape leadwood	
<i>Polygala Spp.</i>		
<i>Tecomaria capensis</i>	Cape honeysuckle	
Groundcovers		
<i>Agapanthus spp.</i>	Agapanthus	
<i>Aptenia cordifolia</i>	Aptenia	
<i>Bulbine frutescens</i>	Stalked bulbine	
<i>Carissa macrocarpa</i>	Natal plum	
<i>Gazania spp.</i>	Gazania	

Trees:

The following 3 tables was compiled in order to assist with the correct and specific planting of trees within the estate; taking into consideration in particular trees that are endemic to the Magaliesburg while considering the ease to obtain, tree size and growth speed:

Trees that are Endemic to the Magaliesburg (difficult to obtain or slow growing)

Tree Name	Tree Size: L-large, M-medium, S-small	Deciduous (D)/ Semi-deciduous(SD)/ Evergreen(E)	SI-slow/R-rare
False Olive/Witolien (<i>Buddleja saligna</i>)	M	E	SI
Koko Tree/Kokoboom (<i>Maytenus undata</i>)	S	E	SI, R
Ankle/Splendid Thorn/Enkel Doring (<i>Acacia robusta</i>)	M	D	SI
Scented thorn/Lekkerruikpeul (<i>Acacia nilotica</i>)	M	SD	SI, R
Large-fruited Bushwillow/ Raasblaar (<i>Combretum zeyheri</i>)	M/L	D	R
Wild Gardenia/Wildekattjiepiering (<i>Rothmannia capensis</i>)	S	E	SI, R
Lavender Feverberry/ Bergboegoe (<i>Croton gratissimus</i>)	S	E	R
Transvaal Beech/Boekenhout (<i>Faurea saligna</i>)	M	E	R
White Ironwood/Witysterhout (<i>Vepris lanceolata</i>)	S	E	R
Highveld Protea/Gewone Suikerbos (<i>Protea caffra</i>)	S	E	R
Spine-leaved Monkey Orange (<i>Strychnos pungens</i>)	S	E	SI, R
Silver Clusterleaf/Vaalboom (<i>Terminalia sericea</i>)	M	SD	R
Wild Seringa/Wildesering (<i>Burkea africana</i>)	S/M	D	R
Live-long Lannea/Dikbas (<i>Lannea discolor</i>)	S/M	D	R
Highveld/Mountain Cabbage Tree/Kiepersol (<i>Cuscouia paniculata</i>)	S	E	R
Transvaal Milkplum/Stamvrug (<i>Englerophytum magalismontanum</i>)	S	E	SI, R
Wild medlar/Mispel (<i>Vangueria infausta</i>)	S	D	R
Cape Holly/Without (<i>Ilex mitis</i>)	M	E	R
Transvaal Red Milkwood/ Moepel (<i>Mimusops zeyheri</i>)	M	E	SI
Blue Guarri/Bloughwarrie (<i>Euclea crispa</i>)	S	E	R
Cape Chestnut/Wildekastaaiing (<i>Calodendrum capense</i>)	M	E	R
Large-leaved Rockfig/Grootblaarrotsvy (<i>Ficus abutilifolia</i>)	S	D	R
Velvet Bushwillow/Fluweelboswilg (<i>Combretum molle</i>)	S	D	R
Natal Bottlebrush (<i>Greyia sutherlandii</i>)	S	D	R

Typical Bushveld Trees that will suite the Schoongezigt Estate Environment:

Tree Name	Size L-large, M-medium, S-small	Deciduous (D)/Semi-deciduous(SD)/ Evergreen(E)	R-rare
Tree Wisteria/ Vanwykshout (<i>Bolusanthus speciosus</i>)	S	SD	
Weeping Boerbean/Huilboerboon (<i>Schotia brachpetala</i>)	M	E	
Knob Thorn/Knoppiesdoring (<i>Acacia nigrescens</i>)	M	SD	
Paperbark Thorn/Papierbasdoring (<i>Acacia sieberiana</i>)	M	SD	
Black Monkey Thorn/Swart Apiesdoring (<i>Acacia burkei</i>)	M	D	
Pod Mahogany/Peulmahonie (<i>Azelia quanzensis</i>)	L	D	R
Red Bushwillow/Rooibos (<i>Combretum apiculatum</i>)	S/M	D	
Russet Bushwillow/Kieriekapper (<i>Combretum hereoense</i>)	S	D	
Wild Pride-of-India/Transvaalliguster (<i>Galpinia transvaalica</i>)	S	E	
Lavender Tree/Lavenelboom (<i>Heteropyxis natalensis</i>)	S	SD	
Sausage Tree/Worsboom (<i>Kigelia africana</i>)	L	SD	
White syringa/Witsering (<i>Kirkia acuminata</i>)	L	D	
Apple Leaf/Appelblaar (<i>Philenoptera violacea</i>)	M	SD	R
Sneezewood/Nieshout (<i>Ptaeroxylon obliquum</i>)	L	E	
Round Leaved Teak/Dopperkiaat (<i>Pterocarpus rotundikolius</i>)	M	D	R
Tamboti (<i>Spirostachys africana</i>)	M	SD	R
Lead Wood/Hardekool (<i>Combretum imberbe</i>)	M/L	SD	R

Trees that are Endemic to the Magaliesburg (generally available)

Tree Name	Size L-large, M-medium, S-small	Deciduous (D)/Semi-deciduous(SD)/Evergreen(E)
Bladder-nut/Swartbas (<i>Diospyros whyteana</i>)	S	E
Buffalo Thorn/Blinkblaar-wag-'n-bietjie (<i>Ziziphus mucronata</i>)	M	S
Cheesewood/Kasuur (<i>Pittosporum viridiflorum</i>)	M	E
Cork Bush/Kurkbos (<i>Mundulea sericea</i>)	S	E
Common Wild Currant or Firethorn/Taaibos (<i>Rhus pyroides</i>)	S	D
Common Coral Tree/Gewone Koraalboom (<i>Erythrina lysistemon</i>)	M	D
Dogwood/Blinkblaar (<i>Rhamnus prinoides</i>)	S	E
Jacket-plum/Doppruim (<i>Pappea capensis</i>)	M	E
Karee/Rooikaree (<i>Rhus lancea</i>)	M	E
Mountain Karee/Bergkaree (<i>Rhus leptodictya</i>)	S	E
Parsley/Parsnip Tree/Wildepieterseliebos (<i>Heteromorpha trifoliata</i>)	S	SD
Red Ivory/Rooi-ivoor (<i>Bechemia zeyheri</i>)	M	E
River Bushwillow/Vaderlandswilg (<i>Combretum erythrophyllum</i>)	M/L	D
Sweet Thorn/Soetdoring (<i>Acacia Karoo</i>)	M	SD
Tree Fuchsia/Notsung (<i>Halleria lucida</i>)	S	E
Umbrella Thorn/Haak-en-steek (<i>Acacia tortilis</i> subsp. <i>heteracantha</i>)	S/M	D
Weeping/African Wattle/Huilboom (<i>Peltophorum africanum</i>)	M	SD
Wild Olive/Olienhout (<i>Olea europaea</i> subsp. <i>africana</i>)	M	E
White Stinkwood/Witstinkhout (<i>Celtis africana</i>)	M/L	D
Wild Peach/Wildeperske (<i>Kiggelaria africana</i>)	M	E
Common Hook Thorn/Gewonehaakdoring (<i>Acacia caffra</i>)	M	D
Monkey Thorn/ Aapies doring (<i>Acacia galpini</i>)	L	SD
White Pear/Witpeer (<i>Apodytes dimidiata</i>)	M	E
Transvaal Bluebush/Bosveldbloubos (<i>Diospyros lycioides</i>)	S	D
Wild Pear/Blompeer (<i>Dombeya rotundifolia</i>)	S/M	D
Wild Apricot/Wildeappelkoos (<i>Dovyalis zeyheri</i>)	S	E
Puzzle Bush/Deurmekaarbos (<i>Ehretia rigid</i>)	S	D
Common Wild fig/Gewone Wildevy (<i>Ficus burkei</i>)	M/L	E
Transvaal Gardenia/Bosveldkatjiepiering (<i>Gardenia volkensii</i>)	S	SD
Maroela (<i>Sclerocarya birrea</i>)	L	D

Legend Detail:

Mature Tree height:

- Large: greater than 15m
- Medium: 8 - 15m
- Small: up to 8m

Rare - difficult to find in nurseries

Slow - slow growing

APPENDIX B – FINES SCHEDULE

The following is a guideline for the implementation of Fines and/or Penalties on Schoongezigt Estate:


- Fines that are not paid in the allowable time will be added to the monthly levy account of an owner. The SHOA reserves the right to amend this schedule from time to time; impose fines more or less severe than stipulated in this schedule according to particular circumstances; and impose fines for offences not stipulated in the schedule.
- Only owners will be responsible at all times for contraventions of their families, guests, contractors or agents and fines if any. The Board, through its agents, may issue spot fines. The normal appeal procedures may be followed in the event of dispute of facts.

Subject	Details	Fine Amount
Building project timeframe and duration	Exceeding 1 year building construction period	2x monthly levy / month late
	Building project not started within prescribed timeframe	Month 1-6: 1x monthly levy Month 7-12: 2x monthly levy Month 13-18: 3x monthly levy Month 19-24: 4x monthly levy +24months: 4x monthly levy
Plan Approval Process	Unauthorized deviation form Plan Approval Process	R1000
Design guidelines	Deviation from building design guidelines	R2000 / deviation (SHOA may require removal of anything done in contravention of the building design guidelines)
	Vacant stands grass not kept short & clean	R500 / cleaning instance
Materials, colours & finishings	Deviation from prescribed materials, colours & finishings	R2000 / deviation (SHOA may require removal of anything done in contravention of the prescribed materials, colours & finishings)
Landscaping	Not adhering to landscaping guidelines	R1000 / deviation (SHOA may require removal of anything done in contravention of the landscaping guidelines)
Sustainable Housing Guidelines	Deviation from prescribed water & lighting management	R1000 / deviation (SHOA may require removal of anything done in contravention of the prescribed water & lighting management)
Building Contractor & Site Management – Code of Conduct	Contractors not adhering to adhere to the Schoongezigt Security Access Protocol	R500 / instance
	Any site work started before all requirements in place (water, skip, toilet, site board, netting, inductions & approval)	R1000/each requirement not adhered to
	Commencing work before Building Pavement deposit paid	R1000
	Working on site with unregistered workers	R1000 / instance
	Any access control, transport, vehicle or delivery related incident or deviation (Speeding + 25km/h, wrong/improper deliveries,	R1000 / instance
	Not adhering to Allowed Building Times	R1500 / instance
	Finding not allowed contractors watchmen on site	R1500 / instance
None/improper toilet facilities	R1500 / each requirement not adhered to	

	Illegal signage/advertising boards on site	R1000 / instance
	Improper housekeeping on site	R1000 / instance
	Building rubble dumped on illegal ground	R1500 per month not removed
	Cement washing / dumping on illegal ground	R1500 per month not removed
	Improper behaviour & general unsafe conduct	R1500 / instance

APPENDIX C – CONTRACTORS BUILDING SITE BOARD

- The installation of standardized building-site board showing all the vital information for each building site is a requirement and compulsory. The board includes vital contractor information and is implemented to ensure proper communication and deliveries on site.
- No other advertisement boards of any form besides this board are allowed on site.
- The cost of this board is included in the Administration Cost paid part of the Approval Plan cost.
- Schoongezigt Administration just requires all the detail on the board to be completed & submitted and will handle the order, delivery & installation of the board.



SCHOONGEZIGT
ESTATE

Stand No: 2 **Stand Size** ___ m²
address # _____ **Street**

Client:

- **Clients Name**
- Contact number
- Contact number (Alternative)

Project Architect:

Company Logo

- **Company Name**
- Contact person
- Contact number

Building Contractor:

Company Logo

- **Company Name**
- Contact person
- Contact number

Project Engineer:

Company Logo

- **Company Name**
- Contact person
- Contact number

www.schoongezigt.co.za