



SCHOONGEZIGT

— ESTATE —

**Revised
Schoongezigt
Estate
Architectural
Design & Building
Guidelines (2025)**

Revised Schoongezigt Estate Architectural Design & Building Guidelines (2025)

This document must be consulted before designing any property improvements or building proposals. The Homeowner's Association issues this guideline booklet to each registered homeowner. It is crucial for a basic understanding of the operation of the estate that every homeowner is thoroughly familiar with all the information in this handbook.

By signing this document, the HOMEOWNER undertakes to comply with this schedule in its entirety.

SIGNED: Homeowner

Stand Nr.

Date

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SECTION 1: INTRODUCTION

Schoongezigt Estate is, in essence, a portion of land where residents live together in a community in proximity to one another while enjoying the benefits of “country style” living with its beautiful surroundings and amenities. To ensure safe, quality, harmonious living by allowing each resident their freedom to live and move in, rules and regulations are required to ensure that this living community functions correctly and that it lives up to each resident’s expectations of investing in the property in the first place.

The purpose of this document is thus to serve as a guideline in laying down specific rules & regulations that the SHOA determines as essential. These rules are instituted to promote and protect the asset value, high-quality lifestyle, and the safety & security of Schoongezigt Estate residents. These rules have been established in terms of the Schoongezigt Homeowners Association (SHOA) constitution. They are binding upon all occupants and owners of erven and sectional title residences in the Estate (both referred to as “residences” from now on). These rules regarding the SHOA’s memorandum of incorporation and constitution may be amended or supplemented occasionally. Owners and occupants are also bound by any decision the Board takes regarding enforcing **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, as well as in its parts, should:

Be conducive to a safe, open, and relaxed living experience.

- Be of a high quality and standard to protect the investment of all owners.
- Be sustainably minded and environmentally sensitive.
- Ensure all the inhabitants’ security and safety under all reasonable circumstances.

The controlling authority for the development is the SHOA, which will be responsible for approving all development on the estate. The registered owners of residences are responsible for ensuring that members of their families, as well as their tenants, visitors, friends, invitees, contractors, and employees, abide by these rules. The decision of the Committee regarding the interpretation of these rules is final and binding. Any determination of the Board relating to or arising from these Rules (including any determination regarding the interpretation and/or implementation of these Rules) shall be final and binding on Members and Residents and shall not be subject to dispute by them. The Board will impose fines (as per the Schedule of Fines) for the owner’s account where residents/visitors do not adhere to the below-mentioned general rules and regulations of the Estate.

SECTION 2: AESTHETIC CONCEPT

The purpose of the Architectural Design & Building Guidelines is to achieve the overall vision of the SHOA. 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 through the 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 be free to design and create diverse and unique homes within this document’s proposed theme and guidelines while focusing on minimal impact on its surroundings and environment. Various raw materials, colours and textures will be encouraged and guided accordingly to achieve this.

As parklands and nature surround the estate, the design of each home must consider its immediate surroundings and the more extraordinary environment and should be as sustainable and eco-friendly as possible. This can be achieved by efficiently designing the house, using various alternative energy sources such as solar geysers/panels, and using 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, contribute to the larger picture of caring for our environment.

All homeowners must embrace the estate's set-out vision and implement these guidelines in collaboration with the SHOA, developer, and appointed architect.

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*). To ensure quality designs, a SACAP Registered Professional Architect, or a SACAP Registered Senior Architectural Technologist must prepare each home plan.

SECTION 3: BUILDING PROJECT TIMEFRAME AND DURATION

3.1. Stand sale from the developer:

For a stand bought directly from the developer, building construction must commence within 1 year from the date of registration of the transfer of ownership. Failure to do so will entitle the SHOA to impose a monthly penalty (detailed below) for non-compliance with this rule. Building construction will only be deemed to have commenced when the Site Induction with the Estate Manager has been finalised.

3.2. Resale from the previous owner:

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

3.3. RESALE FROM PREVIOUS OWNER IN PHASES 2,3, & 4

If the Transferee fails to comply with the commencement of building construction on the property within 12 (TWELVE) months, the Transferee shall not be entitled to sell the property to any third party or entity without the written consent of the Transferor as mentioned or referred to in the Deed. **(Solely to prevent speculation)**

3.4. Endorsement transfers:

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

3.5. Building Timeframe Penalties for building projects not started or completed within the prescribed timeframe:

Based on the monthly levy, these penalties will increase incrementally, with additional increments applied every six months as the delay continues.

- First 6 months after commencing period lapsed (**months 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 or completed with building (**months 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 or completed with building (**months 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 or completed with building (**months 19-commencement**): **Penalty = 4 x monthly levy**
 - (Example: R5600 per month for 6 months with levy at R1400)
 - **Penalty will progress and escalate in the same way going forward after that.**

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

3.6. Building duration:

All building projects commencing must be completed within 1 year from the 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 with this rule. The construction phase must proceed & continue without lengthy interruptions and be handled so 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 levy for every month the building project is not finalized. A building project will only be finalized when an occupation certificate is issued by or on behalf of the SHOA.

3.7. 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 stand owner with detailed reasons for the requested relaxation. Any decision in this regard will be final and binding.

3.8. Grace Period for Building Projects

If an owner is granted a grace period to avoid fines because their building project has not started, but the project still does not commence after the grace period, Schoongezigt reserves the right to reinstate penalties per the original rules and backdate fines to the original date.

SECTION 4: PLAN APPROVAL PROCESS

The following process must be followed to get plans approved by the SHOA and the appointed Aesthetics committee. All communication in this process is managed through Schoongezigt Administration, admin@schoongezigt.co.za.

- a. Full-colour plans (PDF) are to be submitted electronically via email to Schoongezigt Administration. The owner will be invoiced an amount of **R18,700**, payable immediately before the next step is taken. This payment covers the enrolment fee (R10,000), consultation with the estate architect (R3,000), the estate building inspector (R3,000), and the aesthetic contractors' building site board (R2,700). (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 the Schoongezigt Administration.
- b. If needed, the client architect must submit requests for relaxation on building rules with motivation to the SHOA, Aesthetic committee, and estate Architect. They will then consider the request and communicate with the architect/owner. The Estate Architect and the SHOA must aesthetically approve the plan.
- c. The Estate Architect will comment on the submitted plans and forward his comments directly to the homeowner and architect. After the second plan submission, the SHOA architect will charge a fee of R3,000 each subsequent time for the time spent on plan approval. This fee will be invoiced to the SHOA, which will transfer the additional expense to the homeowner.
- d. Once the Estate Architect approves the plan, he will notify the Schoongezigt Administration, who will, in turn, inform the architect/owner.
- e. Four sets of the printed approved plans must then be submitted to Schoongezigt Administration.
- f. 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.
- g. The building contractor and the Estate Manager must hold an induction meeting before construction begins. The Schoongezigt administration will provide the contact details of the Schoongezigt Estate Manager.
- h. Submitted building plans/drawings for approval must include the following:

- I. With a preferred scale of 1:200, the site plan will be extended to show surrounding stands with existing building structures placed. Distances from boundaries to proposed dwellings and outbuildings, sewerage system layout, and connection points will be indicated.
- II. Storey layouts, with the preferred scale of 1:100.
- III. All storeys and relevant elevations will show the drainage layout. Drainage reticulation must be fully described. No long drop or bucket system will be allowed.
- IV. Elevations, with the preferred scale of 1:100.
- V. Sections through the dwelling to clarify its construction, with the preferred scale of 1:100.
- VI. Window sizes are to be clearly shown.
- VII. Building materials planned to be used must be indicated.
- VIII. Exterior colour schemes used for the overall proposed dwelling.
- IX. The information schedule must indicate the following:
 - X. Coverage is a percentage (%) of all buildings (existing or future proposed) relative to the stand size.
 - XI. Total floor area for each store. Covered patios must be included in these calculations.
 - XII. All dimensions must be shown in millimetres (mm), and all area calculations must be shown as a square metre area (m²)

FALSIFIED ARCHITECTURAL PLANS

Architects who falsify Schoongezigt approval stamps on unapproved plans will be reported to S.H.O.A attorneys. If proven, a fine of R100,000 will be imposed.

SECTION 5: DESIGN GUIDELINES

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

- a. Only one dwelling per stand will be permitted.
- b. Garages with a bathroom, including a toilet and/or servants' quarters, shall not be considered additional dwellings. 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.
- c. The massing of any dwelling shall always consider the right to light and the views of surrounding properties. The SHOA shall evaluate the design per the above at its sole discretion.

5.2. Coverage:

- a. **Single-storey dwellings**
Maximum coverage allowed will be 60% of the stand area.
- b. **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).
- c. **Minimum Size**
Any dwelling, excluding garages and outbuildings, shall not be less than 150 square meters.

5.3. Building Lines

The Owners building plan will not be reviewed on plan submission if it does not adhere to:

- a. Every plan submission or change must include a 3D plan indicating the exterior house paint colour schemes.

- b. The Datum level reference and NGL (highest point on the curb in front of the driveway) must be indicated. (A **Datum Level** is an arbitrary horizontal plane on a construction project used as a **reference point** for measuring all other vertical dimensions. It highlights differentials between the vertical heights of floor **levels** and differing **levels** of two separate **points**).
- c. The plan must indicate the actual house and stair levels.
- d. The single-story height is 4.5m—in extreme cases (with a motivation letter and permission from nearby neighbours), the relaxation will be granted because we must be fair to the neighbours and the Estate's aesthetics. The SHOA shall only consider relaxing building lines on a formal application before submitting building plans for approval.

5.4. Street Boundaries

- a. **Single-storey dwellings:** The building line is 5 metres from the street boundary, except for covered patios, verandas, and porches that may encroach up to 3 metres from the street boundary.
- b. **Double-storey dwellings:** The ground floor's building line is 5 metres from the street boundary, and the first floor's is 7 metres from the same boundary.
- c. **Side Space**
 - i. 2.5-metre building line from the side and rear boundaries for the ground floor.
 - ii. 3.5-metre building line from the side and rear boundaries for the first floor.
- d. **Public Open Space**
The building line shall be 5 metres in the case of any boundary bordering a public open space.
If more than 2 boundaries border public open spaces, relaxation may be requested through an application to the SHOA.

5.5. Servitudes

The owners are responsible for familiarising themselves and adhering to all servitudes registered on their stand.

5.6. Building heights

By restricting building heights, the SHOA endeavours to protect the views and right of light for all properties on the estate. The maximum permitted height of any dwelling is 2 storeys (excluding roof and loft rooms). The SHOA will only consider relaxing building height restrictions on a formal application before submitting building plans for approval.

Single Storey

No point of the building shell shall protrude more than 4.5 metres parallel to the natural ground level.

- o The floor level shall not exceed 300 millimetres from the highest point at which the building is placed.
- o It is the intention that buildings on sloping sites should be stepped in line with the natural ground level by cutting and filling.
- o Double volume heights shall be restricted to 1.5 times the ground floor storey height.

Double Storey

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

5.7. Permitted Land Use

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

5.8. Site layout and orientation

- a. Buildings must be placed towards the optimal orientation for Rustenburg.
- b. 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:
- c. Pretoria—Optimal orientation: Actual north +15° E and +10° W Internal and external living spaces should be oriented as far as possible to avoid overlooking the living spaces of adjoining properties.
- d. The stand layout should be sensitive to preserve as many existing trees and natural features as possible.
- e. Where applicable, the gardens should be designed to locate the recreation areas towards open spaces rather than towards the road interface.
- f. If possible, the front garden should be integrated into the road reserve.

5.9. Parking

- a. Each owner must provide at least one double-enclosed garage for parking their private vehicles as part of the initial construction phases of the dwelling on their property.
- b. Each property must provide two additional guest parking areas over and above the requirements for an enclosed garage.
- c. Boats, caravans, trailers, and other recreational vehicles shall be parked on the owner's property out of sight from the street and neighbours' properties.
- d. Parking in the building line spaces next to buildings, streets, or sidewalks will not be permitted.
- e. Covers for vehicles parked in the driveway are prohibited.

5.10. Sidewalks & keeping clean of vacant stands.

- a. **Before construction starts 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 necessary, without further notice to the owner. Stands must be maintained with grass less than 400mm. The cost to keep the grass short by the SHOA will be invoiced to the owner for each cleaning occurrence.
- b. Landscaping on sidewalks must be undertaken within the integrated landscape language of the Schoongezigt Estate.
- c. 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.

5.11. General Aesthetics

- a. The design of the dwelling and the entire stand must show sensitivity to the existing natural features, flora, and topography.
- b. Existing and proposed future surrounding building structures must be considered during design.
- c. Yard and screen walls must complement the basic materials of the main building.
- d. Passive solar design principles must be adhered to:

5.12. Schoongezigt Estate Guidelines for Solar Panels, Solar Geysers, Heat Pumps and Generators

- a. **Solar Panels**
Before installation, a written request for the fitment of solar panels must be submitted to the SHOA for approval.

- Solar panels must be mounted flat on the roof to be inconspicuous.
- If solar panels are installed on a flat concrete roof, the owner must show how they will be mounted. If they are mounted on a steel frame, care must be taken to screen the structure from surrounding neighbours.
- The reflection of solar panels on neighbours must also be considered.
- No conduits may be visible on the exterior of the building.
- Inverters must be installed inside buildings.
- Solar panels must be indicated on submission drawings (Roof Plan and Elevations)

b. Solar Geysers and Heat Pumps

- Alternative energy sources (such as solar water heaters and heat pumps) are encouraged and must be incorporated into the building design.
- Solar water heating systems may not be visible from the street elevation as far as possible, and they shall be indicated and described on the submission drawings.
- Systems with external tanks will only be permitted if screened or placed out of sight.
- In the case of flat roofs, all geysers must be installed inside the dwelling so that it is not visible from the outside.

c. Generators

- A Written request must be submitted to the SHOA for generator installation.
- The SHOA recommends the following minimum specifications for the installation and/or use of generators:
 - A residential silencer must be fitted to all generators.
 - The generator must be housed in an aesthetic acoustic enclosure to reduce the noise level to 65 dB @ 7m.
 - Fuel storage must be cleared with the SHOA. (Note: Five liters of Petrol have the same explosive effect as a moderate-sized TNT stick and burn/explode with the presence of any open flame. Diesel is a relatively safe fuel and is low risk to work with.)
 - A Certificate of Competency for electrical installations must be submitted to the SHOA as soon as the installation is complete.
 - The generator's placement must be such that it does not create an unsightly image or inconvenience/disturbance to neighbours.
 - Upon receipt of an application, the SHOA will investigate and inspect it before approval.
 - Generator enclosures must be shown on a floor plan, explicitly showing how far they are from neighbours' houses. Elevations or 3D models of the enclosure must also be submitted for approval.
 - Generators must be covered and enclosed by a permanent non-permeable structure on three sides (excluding the top). One side of the generator's enclosure can be open/permeable to release fumes and gases. Generators will not be allowed to run through the night and must be switched off at 22:00 in the evening when used.

d. Air Conditioning Units

The S.H.O.A emphasises the need for discreet and considerate installation of air conditioning units taking into account the aesthetic and acoustic environment of Schoongezigt. The following estate-specific guidelines are designed to ensure this:

1. Placement

- Units may not be installed on any street-facing elevation unless they are effectively screened from public view.
- Acceptable placement includes the side or rear of the property or flat roofs where the unit is not visible from the street or adjoining properties.

2. Screening

- Where visibility is unavoidable, units must be screened using materials and finishes that complement the building's exterior.

- All screening measures must be indicated on the submission drawings and require prior approval, to ensure the maintenance of the aesthetic integrity of the estate.

3. Noise Control.

- It is crucial that units comply with municipal noise regulations and do not cause undue disturbance to surrounding properties, ensuring a peaceful environment for all.
- Owners must install low-noise or inverter-type units to minimize sound impact.

4. Approval Process

- The proposed location and screening method for all air conditioning units must be clearly shown on the submission drawings and approved by the Schoongezigt Architectural Review Committee before installation. This process is in place to help maintain the integrity of our estate.

e. General

- All the systems mentioned above must be indicated in the submission plans.
- Proposed systems, as a minimum requirement, must be shown on:
 - Site plan
 - Floor plans (where applicable)
 - Roof plan
 - Elevations
- 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 indicated and described on the submission drawings.
- Any elements such as awnings, satellite dishes, TV aerials, air-conditioning units, and others that 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 indicated and described on the submission drawings.
- Installation of burglar bars and safety gates are restricted to non-visible types exclusively.
- 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 outbuildings 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.

Unauthorized Carports

Owners must immediately remove the carports that are being erected without prior permission. This rule is non-negotiable. If you wish to erect a carport, please submit a proposal for review. Approval or rejection will be communicated after that.

- No prefabricated 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 thoroughly screened and not be visible from the street, public open space, or other elevations from adjoining properties.
- Discharging wastewater into stormwater drainages is strictly prohibited.
- **Changes or Repainting to Your Property**

Any changes or repainting to your approved property must be requested in writing via email to admin@schoongezigt.co.za and approved by the Aesthetic Committee.

5.13. Swimming Pools

- a. The placement and design of a swimming pool should be an integral part of the overall site layout and building design.

- b. Swimming pool fences shall comply with National Building Regulations.
- c. Swimming pool pumps and filtration systems must be screened from public view.
- d. Water from swimming pools shall be discharged into the stormwater system, not the drainage.
- e. No discharge or swimming pool run-off shall be permitted beyond the stand's perimeter.
- f. Swimming pools are encouraged to be filled only once with piped water and kept full of harvested rainwater.

5.14. Privacy & sightline views

- a. The privacy of surrounding properties must be considered and always respected in all aspects.
- b. As far as reasonably possible to respect neighbours' privacy, no excessive windows or balconies on the upper storey should overlook the living space of an adjacent dwelling.
- c. The approval of all double-storey buildings will be assessed against the effect their 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 a consensus on the extent of the design's impacts on the neighbouring properties. The estate architect will assist and guide where necessary during the approval process.
- d. Designs are expected to avoid high roof construction and pitches, towers, turrets, and any other construction unnecessarily impeding clear sight lines from surrounding properties.

5.15. Stand Boundaries

It is appreciated that the diverse nature of single residential neighbourhoods will lead to various 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. 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, be aesthetically acceptable, and complement the complete development.

The material from which a boundary wall is constructed must be the same as the dwelling's construction material.

The following will not be allowed as fencing or boundary walls:

- a. Precast walling
- b. Palisades
- c. Wired or electric wire fence systems
- d. Wood panel fencing
- e. Razor wire, security spikes or similar features
- f. No boundary wall may be above 1,8 metres from natural ground level.
- g. Excessive filling against boundary walls is discouraged and must be approved by SHOA before the building plans are approved.

5.16. Street & adjoining side boundaries

- a. To discourage street views' "canyon" effect, the street boundary must be 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.
- b. The side walls between properties may be a maximum of 1.2 meters for 5 meters from the street boundary or public open space edge. The rest of the side boundary wall maybe 1.8 meters high. Side walls should be practical and not extend beyond any building structure.

5.17. Park Boundaries

- a. It is encouraged that, as far as practically possible, boundaries towards the park and the natural green area be left open to optimize the stand's location and bush feel.
- b. If not practical (to accommodate pets & children), the design must be done so that the yard flows into the green park area. A boundary fence towards the parking area may be a maximum of 1.2 meters in height within the building, restricting the 5m area from the public open space that must be 75 % transparency.
- c. Options include:
 - i. Clear-vu fencing combined with a wall.
 - ii. Clear-vu fencing only.
- d. Architects are encouraged to creatively design the park boundary to complement and naturally flow within the park area. Gardening, plants, rocks, and natural elements are encouraged to achieve the effect of the standing garden flowing into the parking area. The estate architect can also be contacted during the design phase for ideas and suggestions on successfully implementing this requirement.
- e. An application to relax this rule may be lodged in a stand with more than two (2) park or street boundaries.

SECTION 6: MATERIALS, COLOURS & FINISHINGS

We aim to encourage using materials naturally, creating a unifying element in 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 paramount to this concept. Details regarding the use of allowed materials are stipulated below in detail:

6.1. Colour schemes.

- a. The submitted architectural plans must stipulate all materials and colours in detail for approval by the SHOA's Architects.
- b. Roof colours should match the surrounding natural earth colours of the estate, and "autumn" colours should be encouraged.
- c. The aesthetic committee must approve the use of face brick colours. Select semi-face and face bricks with autumn and earthy-toned colours will enjoy preference.

6.2. The following roof coverings are permitted:

- a. Flat concrete roofs with non-reflecting waterproofing
- b. Planted roofs (roof gardens)
- c. Concrete roof tiles
- d. Chromadek or similar factory-finished steel roof sheeting.

6.3. The following roof coverings are not permitted:

- a. Thatch roofing or lapas
- b. Unpainted galvanized roof sheeting
- c. Slate roofs
- d. Under no circumstances may roof coverings be reflective
- e. Harvey tiles or fibre cement roofing tiles
- f. Unfinished galvanized gutters and drain pies will not be permitted, and all exposed gutters and rainwater goods must be factory-painted to match the colour of the building/roof.

6.4. Walls & finishings

- a. External masonry walls shall be 230mm brick. Plaster and painted walls will be permitted, but the estate architect must approve the colours (natural ground or autumn).
- b. Plinths not exceeding 600mm will be permitted in face brick or stone. Smooth or textured plaster will be permitted.

- c. Plaster and painted wall finishes will be preferred over face brick.
- d. No walls are allowed to be left as unpainted plaster.
- e. Natural wall materials such as rock will be preferred over face brick. Natural stone foundation walls shall be allowed.
- f. Windows must be either timber frame or powder-coated aluminium frame. The SHOA must approve any deviation from this.
- g. No steel frame windows shall be allowed.
- h. Powder-coated aluminium and timber sun shading mechanisms will be encouraged. All steel handrails and external burglar bars must be painted, indicated, and specified on the submission plans. Stainless steel handrails or balustrades will be allowed.
- i. To ensure cohesion within the architectural designs in the estate, each owner must include an element of natural stone cladding in the basic finishing of the specific dwelling, for example, the same stone used at the entrance gate. Proposed stone cladding must be shown in the submitted plans for approval. No artificial stone cladding will be allowed. The use of natural stone obtained from within the estate is encouraged.
- j. Residents and/or owners wishing to name/number their properties may attach lettering and/or plaques to the perimeter wall or structure wall directly adjacent to the home's main entrance 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.
- k. No advertisement boards will be allowed on the Estate or the perimeter wall of any stand.

6.5. Garages, paving & driveways.

- a. Natural timber & aluminium garage doors will be allowed. When submitting the plans for approval, a detailed illustration and example of aluminium garage doors will be included.
- b. All timber garage doors are to be treated against UV and water. All window and door openings must be inspected according to the current SANS 10400-XA:2011 Edition 1.
- c. **Mirror Glass in Garage Doors and Windows**
As per our existing rules, **mirror glass is strictly prohibited**. This rule is further clarified: no mirror glass will be allowed due to its reflective glare, which affects neighbours and hikers in the nearby nature reserve. Glass garage doors are permitted, however. Owners who install mirror glass will be required to remove it. Failure to comply will result in a monthly fine until the issue is resolved.
- d. Site paving should be kept to a minimum and must be naturally coloured.
- e. A paving layout and type must be included in the submitted plans.
- f. All driveways are to be fully paved. At the junction with the public road, the width of the driveway paving is limited to 6 metres.
- g. Paving the entire area in front of the home facing the street is prohibited; grass and gardens are encouraged.
- h. Brick or concrete pavers that match the estate's autumn colour scheme must be used, and the SHOA and estate architect must approve it.

SECTION 7: LANDSCAPING

It is expected that the landscaping of stands will be considered an integral part of the home designs and that the outdoor spaces be as well planned as the homes themselves. Considering 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 area's natural beauty, some purchasers may wish to retain a portion of their stand in its natural state, which is encouraged. The following factors need to be taken into consideration in terms of landscaping:

- a. The SHOA must give written permission before any existing trees are removed, and all existing trees must be shown on the site plan.
- b. Only indigenous trees and shrubs are permitted.
- c. No vegetation poisonous to animals, birds or humans may be planted.
- d. Existing indigenous trees on each stand must be preserved as far as possible. Existing trees that remain and are situated close to a construction area shall be protected by installing a temporary wire mesh fence, the minimum height of which must be 1.2 m.
- e. 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.
- f. Hedgerows are recommended, and planting trees and shrubs is encouraged. Where possible, trees planted in the road reserve may not be removed and must be replaced where damaged.
- g. The estate encourages planting and hedgerows as screening mechanisms for privacy rather than building walls and fences.
- h. Retaining the natural vegetation on the site is encouraged, especially on stands adjacent to any open space area within the estate.
- i. During site clearance, existing aloe species and bulbous plants could be collected and stored on-site until replanted in the natural garden areas.
- j. The use of indigenous, drought-resistant plants is strongly encouraged. Refer to suggested plant species included in Appendix 1.
- k. No listed invader species may be used in the garden design due to the risk of invasion adjacent to a nature reserve (www.nda.agric.za/docs/act43/eng.htm).
- l. Kikuyu should be avoided for lawn areas due to its invading properties. The use of non-invasive LM grass or indigenous lawns such as *Cynodon dactylon* is promoted.
- m. 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 to prevent the Kikuyu from invading the open space system. A low retaining wall should be created to lower the risk of invasion into the neighbouring open spaces (Refer to Figure 2: Typical elevation of stands adjacent to an open space).

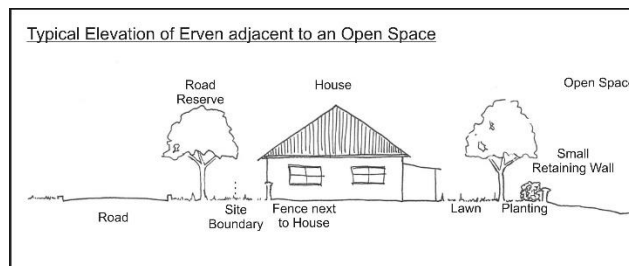


Figure 1: Typical elevation of stands adjacent to an open space.

SECTION 8: SUSTAINABLE HOUSING GUIDELINES

Sustainable housing means living in harmony with the natural environment, considering our decisions' social, environmental, and economic aspects, and reducing our footprint through less energy, water, and material-intensive

lifestyles. Social sustainability is also essential, 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:

- a. Recycling of refuse
- b. Saving energy using Alternative Energy sources (solar heaters & heat pumps) for water heating
- c. Energy-saving lighting.
- d. Using passive design or 'green' architecture
- e. Rainwater harvesting
- f. Responsible landscaping

8.1. Water management

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

- a. Stormwater management for each stand shall be done per the engineer's specifications.
- b. All stormwater outlets must be provided with stormwater dissipaters.
- c. Surface water run-off should be prevented from being concentrated along the edge of hard surfaces such as roads or patios, which may result in scouring the sides. Surface water must be dissipated into the surrounding landscape without causing erosion.
- d. The management of stormwater should be an integral part of garden planning.
- e. Rainwater collection is encouraged and should be used to irrigate the garden. Grey water from baths and basins can also be utilized for irrigation purposes.
- f. Garden beds should be mulched with bark, stone, or leaf mulch to retain soil moisture and impede the growth of weeds.
- g. Plants should be grouped into "hydro zones" (plants with similar water requirements grouped together).
- h. An automatic irrigation system is preferred. A semi-automatic irrigation system is a minimum requirement.
- i. Install a rain shut-off device with all automatic sprinkler systems.
- j. Design irrigation systems to prevent over-watering.
- k. Apply seasonal water schedules to compensate for climate changes and water requirements.
- l. Limit the use of plants that require high water consumption. This automatically qualifies endemic plant species and most South African indigenous species.
- m. Wastewater or other polluted water may not flow into public or green areas.
- n. Residents whose erven borders onto green areas may not interfere with the natural water flow of perennial water courses.

8.2. Boreholes:

Borehole drilling is allowed on the estate. Strict compliance with the DWAF National and Municipal Water Rules & Regulations regarding boreholes is required. Only 1 borehole per stand is allowed, and boreholes must always be drilled within the stand's boundaries. No drilling may take place outside of the allowed contractors' working hours. The owner must immediately clean any spillage caused by the drilling exercise.

8.3. Lighting & Electricity

Homeowners are encouraged to invest in energy-saving internal and external lighting 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:

- a. Exterior lighting should be designed only to provide general illumination to facilitate security and outdoor entertainment, e.g., patios and braai areas.
- b. Excessive light pollution in green/park & neighbouring areas is strongly prohibited.
- c. 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 to control light output and restrict glare (Shaflik, 1997) (as illustrated in Figure 3: Light trespass)
- d. Lighting luminaires and fittings should complement the architectural style of the buildings.
- e. No spotlights in the adjacent nature reserve will be allowed.

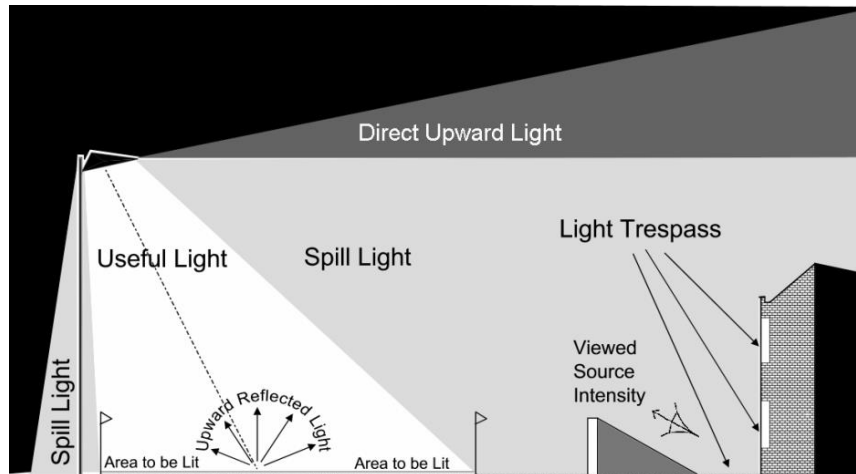


Figure 3: Light trespass

SECTION 9: BUILDING CONTRACTOR & SITE MANAGEMENT – CODE OF CONDUCT

Management of the building site & contractors during the construction phase is a crucial and integral part of Schoongezigt Estate and will be dealt with strictly to accommodate and respect all current residents. The owner is responsible for ensuring that his contractor, sub-contractors, and activities on his premises follow the prescribed building rules and regulations and comply with the Code of Conduct. The Committee will impose fines as per the Schedule of Fines per building site transgression for the owner’s account where contractors do not adhere to the below-mentioned general rules and code of conduct of the Estate:

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

- a. As mentioned in the approval process, all four copies of the plans must be handed in for SHOA approval.
- b. All 4 SHOA stamped copies will be handed to the Council for approval.
- c. 1 set of Approved plans to be returned to SHOA for record-keeping with Schoongezigt Administration.
- d. Induction will only take place once SHOA pays all fees.
- e. At Induction, SHOA must receive the Contractor NHBRC Certificate, the Homeowner NHBRC Enrolment Certificate, and the details and certificate of the health and safety officer.
- f. Before the occupation, SHOA must receive a Council Occupation Certificate and reports from the Council and NHBRC Building Inspectors indicating interim inspections during the building process.

9.1. Introduction

- a. The object of the SHOA is to promote, advance, and protect the communal interests of its members and consequently ensure a safe, high-quality lifestyle for 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.).
- b. The SHOA's Building Regulations relate to control measures regarding access and building activities of contractors (and their suppliers). Stand owners are obliged to bring the Building Guidelines to the attention of their building contractors since they will be held responsible for any contravention of the Building Regulations by their contractors.
- c. Each site will receive a Contractors Pack with a list of SHOA requirements 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 work can commence.

9.2. Access control

- a. Strict access control measures have been implemented to optimize the security at Schoongezigt Estate.
- b. Residents and contractors must always adhere to the access control measures implemented, according to the Schoongezigt Security Access Protocol (a separate document).
- c. All contractors are to use only the contractors' gate. Only owners/residents and their visitors are to use the main security gate.
- d. Residents & contractors are to treat all security officers cooperatively, patiently, and respectfully. No "outbursts" or verbal abuse towards security officers will be tolerated.
- e. If you encounter an incident, unhappiness, or conflict, please immediately contact the Schoongezigt Estate Manager/Admin.
- f. Owners, visitors, and contractors must consent to having their vehicles or persons searched before access or egress will be allowed.
- g. No contractor, sub-contractor or worker will be allowed into the Estate without proof of identification and 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.
- h. Should it appear at any stage (or be brought under the Committee's attention) that an owner/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 Committee will be entitled to order that such a tenant not be allowed to enter and/or reside in the estate, and further action may be taken.
- i. A taxi may only enter the Estate if the resident/contractor 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 need to be adhered to:

- a. Water connection needs to be installed on-site.
- b. A chemical site toilet needs to be installed on-site.
- c. Municipal waste skip must be on site.
- d. To control access, The site must be screened off with netting and gates.
- e. SHOA Contractors Building Site - board printed & installed on site.
- f. Induction must be done by the estate's Building & Aesthetics Committee.
- g. At Induction, SHOA must receive the Contractor NHBRC Certificate, the Homeowner NHBRC Enrolment Certificate, and the details and certificate of the health and safety officer.

- h. Builders Code of Conduct has been signed and submitted to the Schoongezigt Administration.
- i. The local municipality and SHOA must approve all plans.

9.4. Enrolment Fee

- a. a Non-refundable enrolment fee of R10 000.00 is payable by the owner upon submission to the SHOA by the owner of four sets of colour plans as provided for in 4. e above.
- b. Construction work may not start until the required enrolment fee has been paid and this undertaking has been signed.
- c. Non-approved items will be subject to monthly fines.

9.5. Registration of contractors for security and access control.

- a. 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.
- b. Workers are registered per building site and are restricted to that site/stand. If workers are involved in building activities on more than one building site, permission should be obtained for them to move between these stands.

9.6. Transport, vehicles & Deliveries.

- a. All contractors are to use only the contractors' gate. Only owners/residents and their visitors are to use the main security gate.
- b. Delivery vehicles and short-term subcontractors will only be allowed access to Schoongezigt after signing the access register. The SHOA reserves the right to refuse admission to vehicles that previously exceeded the speed limit or damaged SHOA assets. Workers must be transported by vehicle between the contractor's security gate and their designated building site. No pedestrian traffic or loitering of contract workers will be allowed in the Estate, and workers' hitch-hiking is strictly forbidden.
- c. All materials off-loaded onto pavements must be moved to within the site's borders on the same day.
- d. No machine, truck, construction vehicle, trailer, or implement may be left overnight on a road, pavement, vacant stand, or other public area in the Estate. Machines/vehicles must be stored within the site boundaries.
- e. The owner, contractor, and/or subcontractors must obey the 25 km/h speed limit in Schoongezigt Estate.
- f. The estate will not allow trucks exceeding 9 meters long, carrying more than 30 tons, or being articulated, linked, or with more than two axles.
- g. 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 09h00. Therefore, contractors should plan accordingly.

9.7. Allowed Building Times

- a. Access for building activities, as well as for the delivery of building materials, will only be allowed during the following allowed building periods and times:
 - Weekdays, Mondays to Fridays: **07: – 17:00**
 - Saturdays: **No work allowed.**
 - Sundays & Public Holidays: **No work allowed.**
- b. 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".)
- c. All contractors, workers, delivery, and installation personnel must leave the Estate on or before the respective closing times.

- d. In unavoidable circumstances where the contractor is forced to leave the estate later than closing time, the Estate Manager must be notified, and permission must be obtained beforehand with a valid explanation and motivation. The Estate Manager has the authority to approve or disapprove the request.

9.8. Contractors Fines:

- a. Working Late Fines:
Working Late: after 30min – R500, 1H – R1,000, 1.5H – R1,500, 2H – R2,500 (R500 every 30 mins exceeding). **(NO SPECIAL PERMISSION'S GRANTED)**
- b. Speeding Fines:
35km/h – 40km/h = R300
41km/h - 55km/h = R500
Exceeding 55km/h = R1,000 (Transfer authority to SHOA.)
- c. Contractors Fines:
Littering- R500
Urinate in Public- R1,000
Not on designated site- R500
- d. Workers Waiting outside Contractors' Gate
If contractors leave their workers outside the gate, we will identify the contractor and the owner for whom they work. A warning will be issued for the first occurrence.
If it happens again, it will be considered a violation of SCH rules, and the stand's owner will be fined accordingly.

9.9. Contractors Watchmen

- a. The Contractors Watchmen on building sites are not allowed.
- b. Should a contractor wish to have additional security on a stand, the Estate Manager can temporarily employ an additional security guard at the contractor's/owner's cost.

9.10. Toilet facilities

- a. The contractor must provide toilet facilities before the 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:
- b. The enclosure shall be a stable structure with a door permanently attached.
- c. Each stand shall have its own toilet, and a toilet shall be supplied for every 15 workers.
- d. The toilet must either be a water-borne system with a permanent water connection (a water bucket system is unacceptable) or a chemical toilet that must be cleaned every two days.
- e. Zero tolerance' rule shall apply - NO toilet, NO work.

9.11. Signboards

- a. No signboards (for advertisements, businesses, or other signboards) may be planted or fixed against any surface.
- b. One SHOA Building Site Board must be erected on each site. The board must be removed after construction is completed.
- c. This board is detailed in Appendix C of this document.
- d. No Subcontractor boards may be erected.

9.12. Site screening/netting during the construction phase

- a. As stipulated by this section, the contractor must neatly and securely fence off all building sites during construction using the approved screen type.
- b. Netting must be erected before any cleaning or building activities commence; it is only removed once the project is completed, and the SHOA has given the SHOA Certificate of Completion.

- c. Screening must run on the stand's boundary lines and cover all sides, 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.
- d. Requirements of the screen netting:
 - The netting screen must consist of 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 should be supported, not sag or become adrift. All poles must be straight at a spirit level and have tight netting. 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.
 - The netting screen must be a minimum of 1.8 meters in height, and only one 4-meter-wide entrance gate must be in a position agreed upon at the site induction with the Estate Manager. The entrance shall be closed and secured with a gate clad with the same cloth shade. The gate shall be closed and secured at the end of each working day.
 - Nets will be kept neat and tight for the project's duration. If netting must be removed for any reason, permission must be obtained in writing from the Estate Manager, and a date must be set for replacing it. Netting may be removed with permission from the Estate Manager to build boundary walls. After the netting is removed to build the boundary walls, the walls must be completed up to the correct height within 14 days. All contractor equipment, tools & resources must always be kept within the screened-off area. SHOA will issue fines at its sole discretion. If faults are not remedied, fines may be repeated within seven days.

9.13. Housekeeping & Building Rubble

- a. The stand owner confirms that he has inspected his erf and the adjoining undeveloped erven and accepts the properties as free of rubble.
- b. Removing building rubble on the erf and the surrounding undeveloped erven is a prerequisite to issuing the SHOA's Occupation Certificate.
- c. **Building Rubble on Neighbouring Properties**
Dumping building rubble on neighbouring properties or anywhere in Schoongezigt without written consent is prohibited unless written consent is obtained. If no consent is obtained, a R10,000 fine will be imposed, and all construction work must cease until the wreckage is removed. Consent may only be granted by the owner or Schoongezigt Developer if the stand belongs to them, and all waste must be placed in a skip, not on the erf itself.
- d. Cement dumps and truck washing must be done only on the owner's 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.
- e. The stand owner is responsible for continuously removing building rubble, rock, and unwanted soil during construction.
- f. **Waste and Portable Toilets on Pavements**
Waste, portable toilets, or any building materials (including but not limited to bricks, sand, stone, or equipment) may not be placed or offloaded on pavements at any time.
Any such infringement will result in an **immediate fine of R5,000 per incident**, and the responsible party will be held liable for any damage caused to Estate infrastructure or landscaping
- g. Each building site must have a waste disposal bin to collect plastic bags, cement bags, etc. It must also have a skip (minimum 5.5 m³) for waste and refuse.
- h. Rubble and the contents of the refuse bins and skips must be removed continuously to prevent the spread of bags and papers.
- i. Zero tolerance rule shall apply – NO skip, NO work.

- j. The area has been declared a smoke-free area. No items may thus be burned on site.
- k. It is the owner's responsibility to ensure that the construction site's housekeeping is in good order and that the site is always kept neat and tidy.
- l. Spillage of any kind, including motor oil on the road, must be cleaned immediately.

9.14. Behaviour & General Safe Conduct

- a. The stand owner will be held liable for the behaviour and conduct of his/her visitors, contractors, and 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 repair cost will be recovered from the stand owner.
- b. No construction work may occur until the required enrolment fee has been paid and this undertaking has been signed. If the contractor causes damage to kerbs, plants on sidewalks, and/or neighbouring properties, the owners of the stand will be held responsible for the damage.
- c. No alcohol or other intoxicating substances will be allowed on building sites.
- d. Workers dismissed by contractors from sites must be transported to the contractor's security gate by the contractor, who will request security to cancel the workers' access privilege.
- e. No fires of any kind may be started on building sites, public areas, or any other area on the Estate.
- f. Electric power may not be used from a neighbouring site, and water may not be used from fire hydrants or an adjacent site.
- g. Illegal electrical or water connections will not be tolerated; such connections will be summarily reported to the council.
- h. Contractor employees must be employed according to the relevant labour legislation and Employment Act.
- i. Labourers must strictly adhere to the safety requirements stipulated by NOSA on Contractor Building Regulations.
- j. Speed is strictly limited to a maximum of 25 km/h. The Committee, 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 exceed the speed limit, in the opinion of the Committee, through its executives or agents. Pedestrians and cyclists always enjoy the right of way.

9.15. Acknowledgement & understanding of the Contractor's Code of Conduct

We hereby confirm that we are conversant with these Building Guidelines in the Code of Conduct and undertake to comply fully.

We also acknowledge the Schedule of Fines indicating the fines that will be penalized for not adhering to the Code of Conduct. The Estate Management Association issues this guideline booklet to each registered homeowner. It is essential for a complete understanding of the operation of the estate that every homeowner is thoroughly familiar with all the information in this handbook and guidelines. By signing this document, the HOMEOWNER and CONTRACTOR undertake to comply with the contents of this scheduled Code of Conduct.

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:	

SECTION 10: LEVIES, SALES, LEASES & ESTATE AGENTS MANAGEMENT

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

10.1. Levies

- Levies are determined and enforced by The Committee as stipulated in the Schoongezigt Constitution.
- Please note that your monthly levies are payable (EFT) in advance on or before the 7th of each month.
- Please use your stand number as the reference when making payments.
- For any additional stand being consolidated with an original stand, an additional levy of 30% of the normal levy will be charged to each additional stand being consolidated (2 consolidated stands: Levy = 100% levy + 30% Levy; 3 consolidated stands: Levy = 100% levy + 30% Levy + 30% Levy).
- Any account that remains unpaid after 30 days will be penalized. Any account due for over 90 days will be handed to the appointed attorneys and collection agents.

10.2. 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 permission from the owner of the property visited.

- d. 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.
- e. Agents will not be allowed to approach owners to solicit properties for sale or to let.
- f. Agents must be registered with the Estate Agency Affairs Board and can provide proof of registration upon registration at the Estate.
- g. Agents must be registered with the INSTITUTE FOR ESTATE AGENTS.
- h. The Committee reserves the right to refuse registration of an agent and will not unreasonably withhold such registration.
- i. The Committee reserves the right to withdraw an agent's registration without refunding the registration fee if the agent does not adhere to the rules.
- j. Any approval granted to the seller (in case of a resale) or Lessee before 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.
- k. No property transfer may occur without issuing a clearance certificate authorized by the Estate Office.

10.3. Conditions of Title

- a. 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 Homeowners' Association:
- b. The transferee, his heirs, executors, and successors in title are compelled to be members of the Schoongezigt Homeowners Association from the date of registration of the property into their name.
- c. 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 Homeowners' Association and then only subject to the condition that the Purchaser will become a member of the said Schoongezigt Homeowners' Association on the date of registration of the property into his name.
- d. The seller must personally ensure that the buyer is informed about and receives a copy of these Architectural Design & Building Guidelines, which include the Contractors' Code of Conduct and the Estate Community Rules & Regulations applicable at the time.

10.4. Rules for visiting houses on show.

- a. Please observe the access rules on display at the main entrance.
- b. Visitors must drive directly to the property on the show by following the road markings of the show house.
- c. The specified show house is the only place where the visitor may park and exit his vehicle.
- d. If the visitor wishes to walk on stands for sale, request that the agents on duty accompany him or her. No visitor is allowed to wander alone on the estate.
- e. No construction sites may be entered.
- f. Once the visitor has finished viewing the show house or stands, he or she must drive directly to the main exit gate.

SECTION 11: LEGAL STATUS

As set out in the document, the rules and regulations governing building activity are binding on all residents, their contractors, and sub-contractors. Furthermore, all residents must ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with. Residents must include these rules in any building contracts concluded for any property on the Estate. Such contracts may be required to be submitted to HOA for prior approval. The HOA has the right to suspend any building activity in contravention of any of the conditions and does not accept any losses sustained by a resident, contractor, or sub-contractor as a result thereof or any claims for damages

of whatsoever nature. The Schoongezigt Homeowners Association has the right to fine and/or suspend any building activity in terms of its Articles and Memoranda. The owners of properties always remain responsible for transgressions by their contractors/agents/workers/visitors; therefore, notices, warnings, and fines will be issued to them only. Should any of the undermentioned conditions be infringed, the SHOA accepts no liability for any losses sustained by the house owner, contractor, or sub-contractor. Each owner, with its appointed contractor, must comply with 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 Homeowners Association

Letabarivier Avenue, Cashan 7, Rustenburg, 0299

Email: admin@schoongezigt.co.z

APPENDIX A – INDIGENOUS PLANTS & TREES

Plants:

The following table might assist in landscaping 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	



Botanical Name	English Common Name	Afrikaans Common Name
<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 were compiled to assist with the correct and specific planting of trees within the estate, taking into consideration 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 Siringa/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/Wildekastaing (<i>Calodendrum capense</i>)	M	E	R
Large-leaved Rockfig/Grootblaarotsvy (<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



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>Afzelia 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/Transvaaliguster (<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 rotundifolius</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)
Bladdernut/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 not paid within the allowable time will be added to the monthly levies. The SHOA reserves the right to amend this schedule from time to time, impose fines more severe than stipulated in this schedule according to circumstances, and impose fines for offences not stipulated in the schedule.
- Only owners will always be responsible for the contraventions of their families, guests, contractors, or agents and any fines. The Committee, through its agents, may issue spot fines. In a dispute of facts, the normal appeal procedures may be followed.

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 the 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: Same escalation
Plan Approval Process	Wilful deviation from the Plan Approval Process Falsified Architectural plans	R5000 R100,000
Design guidelines	Deviation from building design guidelines	R2000 / deviation (can increase depending on deviation)
	Vacant stands grass not kept short & clean	R500 / cleaning instance
Materials, colours & finishings	Deviation from prescribed materials, colours & finishings	R5000 / deviation
Landscaping	Not adhering to landscaping guidelines	R1000 / deviation
Sustainable Housing Guidelines	Deviation from prescribed water & lighting management	R1000 / deviation
Building Contractor & Site Management – Code of Conduct	Contractors not adhering 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	R500 / instance

	Any access control, transport, vehicle or delivery related incident or deviation.	R500 / instance
	Not adhering to the estate speed limit.	35 - 40 km/h - R300 41 - 55 km/h - R500 Above 55km/h – R1000
	Not adhering to the Allowed Building Times.	R500 / instance
	Finding not allowed contractors watchmen on site	R5000 / instance
	None/improper toilet facilities Waste and portable toilets on the pavement	R1000 / each requirement not adhered to R5 000
	Illegal signage/advertising boards on site	R500 / instance
	Improper housekeeping on site	R500 / instance
	Building rubble dumped on illegal ground without written consent	R10,000
	Cement washing	R1000
	Improper behaviour & general unsafe conduct	R500 / instance

APPENDIX C – CONTRACTORS BUILDING SITE BOARD

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



SCHOONGEZIGT
— ESTATE —



SCHOONGEZIGT
— ESTATE —

Stand No:____Stand Size__ m²
address: # _____ Street

Client:

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

Project Architect:



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

Building Contractor:



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

Project Engineer:



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

www.schoongezigt.co.za