

INTABA-INDLE

ARCHITECTURAL GUIDELINES

1. INTRODUCTION

These guidelines set out for prospective homeowners, builders and developers, are the design criteria they will have to comply with if they wish to build at Intaba-Indle.

These guidelines will however not apply to the old farmhouse and farm and other existing buildings on stand 254 and the common property.

The architecture is open to individual creative input, subject to approval by the Architectural Committee with the guidelines being:

2. GENERAL

Farm style with either thatched, slate, tiled or corrugated iron roofs, wooden doors and windows and stone, face brick or plastered walls. The exterior vision of the farmhouse finishes guarantees an aesthetically pleasing environment complimenting the unpretentious landscape staging your garden.

More strict architectural guidelines are only applicable to the smaller stands on the edge of the dam. The aesthetical look and feel will however be similar to the rest of the estate.

Without excluding other designs that can be described as “farm style” the following styles will be accepted:

a) Ranch Style

This can include a Barn style architecture



b) Lodge type design with natural look and natural outside finishing and colours.



c) The farm style architecture of the “Transvaal and Free State Farms” of the early 20th century will also be allowed.



3. INTABA-INDLE HOME OWNERS' ASSOCIATION

The function of the Intaba-Indle Home Owners' Association is to ensure that the character and quality of Intaba-Indle is maintained, thereby protecting the value of individual homes as well as the environment. Development within Intaba-Indle must conform to the fundamental intention of establishing an environment that is in harmony with the nature in and surrounding the property. It is not the intention to unreasonably restrict building design. The Architectural Guidelines are a condition of the Agreement of Sale and will be enforced by the Intaba-Indle Home Owners' Association. The Intaba-Indle Home Owners' Association shall in addition to any other remedy, be entitled to impose fines in respect of approved building plan deviations. The Intaba-Indle Home Owners' Association reserves the right to alter or amend the Architectural Guidelines.

4. TOWN PLANNING CONTROLS

The restrictions/guidelines set out below are in addition to any restrictions imposed in terms of conditions of title, town planning schemes or national or any other building regulation. Notwithstanding any plans or improvements might comply with any such restrictions imposed by any authority, the approval of any plans or improvements within Intaba-Indle shall be at the sole discretion of the Intaba-Indle Home Owners' Association, which shall not be unreasonably withheld. Similarly, compliance with restrictions imposed by the Intaba-Indle Home Owners' Association shall under no circumstances absolve the resident from the need to comply with restrictions imposed by any authority nor shall Intaba-Indle Home Owners' Association's approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction. The architectural style of the house will be considered in conjunction with that of other houses in the area, as well as aesthetic appearance and the proposed placing of the building, and such other factors as the Intaba-Indle Home Owners' Association in its entire discretion may deem appropriate. Every effort will be made to ensure that high standards are observed by all stand owners. However, the right to final approval of building plans ultimately vested in the Local Authority and no assurance can be given to individual owners that such standards will be adopted throughout the development.

5. TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS AND ADJACENT STANDS AND SCREEN WALLS:

- 5.1 No fencing on the boundaries of a stand will be allowed; See however clause 5.5 below.

- 5.2 The natural environment will be left untouched except for that area designated by the Home Owners' Association for the erection of the buildings on the stand and garden purposes not exceeding 2000 square meters even on this area the environment must be disturbed as little as possible. The purpose hereof is to impose as little as possible on the natural habitat of the game and create the feeling of "being in the bush" as opposed to city living.
- 5.3 Therefore no trees, bush, grass or any natural growth will be disturbed or removed without written approval of the Home Owners' Association as this also serves as natural screening of buildings from the roads and buildings on adjacent stands.
- 5.4 If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool from the road or adjacent stands), then such walling should be as low as possible, and should not extend for more than 50% of its length as a continuous line parallel to the road boundary. If a solid wall is unavoidable, a stepped-back or articulated wall is considered more acceptable. This will however only be allowed on the area designated by the Home Owners' Association for the erection of buildings not exceeding 2000 square meters.
- 5.5 The Architectural Committee must approve all garden walls and fencing with regard to both material and dimensions.
- Due to security considerations, security fencing or other measures may be installed to safeguard the dwelling and outbuildings. This should however be done in such a manner that it will have the least possible impact on the environment and should as far as possible, not be visible from the road or adjacent stands. A site plan indicating these measures must be approved by the Architectural Committee in advance before erection thereof.
- 5.6 All TV aerials should be concealed and not externally visible. The position, size and sitting of satellite dishes must be approved by the Home Owners' Association.
- 5.7 Lean-to and temporary carports will not be allowed.
- 5.8 Roofing materials for patio's, carports and outbuildings must be approved by the Home Owners' Association.
- 5.9 No shade cloth and metal sheeting will be allowed.
- 5.10 No Wendy houses or other temporary structures may be erected.

5.11 Waste bins will be stored and concealed in a structure inaccessible to rodents, baboons, monkeys and other animals or birds. Such structure has to be built in accordance with prescription issued by the Home Owners' Association.

5.12 **SWIMMING POOLS:**

No swimming pool with a capacity greater than 40 000 (forty thousand) litres will be allowed. The design of the swimming pool will be such that any wild animal falling into the pool will be able to easily climb out of the pool. Detailed design of the swimming pool must be lodged with the Home Owners' Association for approval. No swimming pool water may be pumped or backwashed onto the surface but must be deposited in a drainage system prescribed by the Home Owners' Association.

Swimming pool areas must be provided with a self-closing gate if accessible from the street according to the NBR.

6. PROHIBITED BUILDING MATERIALS:

Within the style and outside finishing prescribed by the Home Owner's Association in principle no limitations are placed on building materials other than the following items, the use of which is not allowed:

6.1 Unpainted plaster (except where the plaster is coloured naturally - to be approved by the Home Owners' Association);

6.2 Unpainted or reflective metal sheeting;

6.3 Reflective or false roofing materials;

6.4 Pre-cast concrete walls;

6.5 Razor wire, security spikes or similar features;

6.6 Lean-to and metal roof or temporary carports or patent type shade netting structures;

6.7 Flat metal roofs;

6.8 The approval of the Home Owners' Association should be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors, roofs and tiles.

6.9 Unplastered face brick will only be allowed with the approval of the Architectural Committee. Application must be done in advance and samples provided to the committee.

- 6.10 Cement roof tiles will only be allowed within the sole discretion of the Architectural Committee. Application must be done in advance and samples provided to the committee.

7. MISCELLANEOUS ARCHITECTURAL GUIDELINES:

- 7.1 The general style prescribed is a farm or lodge type design with a natural look and natural outside finishing and colours.
- 7.2 Only thatch, natural slate or prepainted corrugated metal sheeting (chromadek) roof coverings will be allowed. Cement roof tiles will only be allowed within the sole discretion of the aesthetical committee. Currently it is limited to only flat profile cement tiles such as Marley modern. Application must be done in advance and samples provided to the committee.
- 7.3 A plinth of at least 600 mm from the ground built with natural stone. Other features built in natural stone will be allowed and encouraged.
- 7.4 Plaster on outside walls should be rough cast and coloured only in natural (earthy) colours approved by the Home Owners' Association.
- 7.5 Details of the design of parapets, fascia's, capping eaves, roof trim, guttering and roofing materials in general should be specified for approval.
- 7.6 All external finishes and colours should be specified, and colour samples may be requested.
- 7.7 Awnings, TV aerials and other items, which do no form part of the basic structure should be clearly shown and annotated on drawings.
- 7.8 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on drawings.
- 7.9 Outbuildings and additions should match the original design and style of the original plan.
- 7.10 Staff accommodation and kitchens should open onto screened yards or patios.
- 7.11 Yard walls and screen walls should complement the basic materials of the building.
- 7.12 No staff accommodation should be nearer to the road than the main dwelling unless contained under the same roof or integrated into the total design.

- 7.13 The privacy of surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" (for example, the swimming pool) of adjacent dwellings. Furthermore the placing of the buildings on the stand will be done in conjunction with the Home Owners' Association. If agreement cannot be reached, the decision of the Home Owners' Association will be final.
- 7.14 All exposed plumbing and washing lines should be fully screened from the roads or adjoining properties.
- 7.15 All external security gates and burglar fencing will have to be approved by the Home Owners' Association.
- 7.16 The floor space of all dwellings will be in accordance with the following schedule:
- 7.16.1 Erven 217 - 247, 263 - 274, 291 - 298, 340 - 354 must be at least 200m².
- 7.16.2 Erven 248 - 286 must be at least 140m².
- 7.16.3 Erf 290 bush camp (if rezoned to 10 erven) must be at least 160m².
- 7.16.4 Erven R/162, 1/162 - R/172, 1/172 must be at least 180m².
- The above floor space must include a closed garage and can include undercover patios. The area of other open or covered parking areas and lapa's will not be taken into account when calculating the minimum floor space.
- 7.17 No dwelling may provide sleeping facilities for more than 14 (fourteen) people (excluding staff accommodation which will not provide for more than 2 (two) staff members).
- 7.18 The owner will install and maintain the Scarab or other similar sewerage system prescribed by the Home Owners' Association in the manner and in the position prescribed by the Home Owners' Association.
- 7.19 No dwelling will exceed two storey's (ground floor plus one additional storey). This will be taken from natural ground level and will follow the slope of the stand where applicable.

8. ARCHITECTURAL GUIDELINES:

- 8.1 **ROOFS:**
Flat roofs shall be concealed.

All covered parking areas have to be permanent structures (no shade net or metal sheeting).

8.2 **WINDOWS AND DOORS:**

External doors and window frames must be wooden or natural coloured aluminium and suit the style of home. External burglar bars will not be permitted unless incorporated in the overall design.

Garage doors must be of wood or natural coloured aluminium or chromadek.

8.3 **VERANDAS, PORCHES AND PERGOLAS:**

Supports shall be masonry (face brick or plastered and painted) piers, timber, natural wooden or metal posts. Timber lattice enclosure to verandas painted to colour guidelines will be permitted. Other materials have to be approved by the Home Owners' Association.

8.4 **WASTE PIPES:**

Waste and drainage pipes have to be concealed

8.5 **LANDSCAPING:**

As the beauty of the natural environment should be preserved, as little as possible landscaping should be done and then only a maximum of 350 square meters on the 2000 square meters designated by the Home Owners' Association for building and gardening purposes. Any landscaping exceeding this should be approved by the Home Owners' Association within their sole discretion.

9. **PROCEDURE FOR THE APPROVAL OF BUILDING PLANS:**

9.1 **SCETCH PLANS**

Conceptual designs and sketch plans together with site plans must be submitted to the Intaba-Indle Home Owners' Association, for the consideration and approval. Only plans drawn by an Architect registered with the S A Architect Board will be allowed. Two copies of each plan must be submitted. The fee for approval of sketch plans for each home or unit type is R1500, 00 and is payable in advance to the Architectural Committee. The designer may be requested to personally address the Intaba-Indle Home Owners' Association on specific queries. Sketch plans will be approved or rejected within 7 (seven) days. The footprint of the building must be superimposed on a Google Earth image and site photographs of the proposed area for the building must be provided.

- 9.2 Working drawings in compliance with the approved sketch plans, together with R1 500.00 approval fee, are to be submitted to the Intaba-Indle Home Owners' Association (Elise van Gass tell nr. 083 448-5512 and email: elise@archactive.net) for approval prior to being submitted to the Local Authority for approval. Note that the Local Authority will not accept plans that do not bear the Intaba-Indle Home Owners' Association stamp of approval.

All building plans submitted must show contours of at least 500 (five hundred) millimetre intervals and indigenous trees and rock formations should be indicated.

- 9.3 A deposit of R15 000, 00 (FIFTEEN THOUSAND RAND) for new buildings and R5 000 for alterations or additions to existing buildings must be paid the Home Owners' Association before construction commences. This amount will be held in trust (free of interest) by the Home Owners' Association until completion of the buildings and improvements has been achieved. This deposit will be used to pay for the removal of any rubble or to make good any damages caused by the builder, e.g. curbing, landscaping, services, etc. or in lieu of penalties caused by transgression of these rules and other rules by the owner or his contractor as well as the cost of repairs of any damage to the roads by heavy vehicles (see clause 14.19) or otherwise.

No construction will be allowed to commence before the Intaba-Indle Home Owners' Association has granted the approval of the working drawings in writing, and the builder's deposit has been received. One copy of the original sketch submitted, together with one coloured copy of the final submission, must be submitted to the Home Owners' Association, which will be kept for record purposes. Perspective drawings and photos may be requested.

10. INSPECTIONS DURING CONSTRUCTION

Apart from the inspections required by the Local Authority, inspections will be carried out by the Architectural Committee namely:

1. On completion of the foundations.
2. Window sill height
3. Roof height
4. Final completion

In the case of a double storey dwelling an additional inspection will be required. The inspection in clause 3 above will be replaced by an inspection on completion of the first floor slab. An additional inspection will then be done on window sill height of the first floor.

It is the owners' responsibility to request / book these inspections timeously with the Architectural Committee. There will be a fee of R1 000 payable in advance for each inspection.

The purpose of these inspections are not to approve or check building methods or soundness of foundations or structures but solely to make sure that the aesthetical features and layout conform to the plans as approved by the Architectural Committee.

In the final instance the Architectural Committee must provide the Local Authority with confirmation that the dwelling has been completed in accordance with the plans before the Local Authority may issue an Occupation Certificate. The Home Owners' Association will only allow the owner to occupy the dwelling if it is provided with a valid Occupation Certificate.

11. ALTERATIONS OR ADDITIONS:

The same design criteria and rules will apply as set out herein.

12. PENALTIES:

The Home Owner's Association will be entitled to claim penalties from the owner or contractor in their absolute and sole discretion if any breach of these rules caused damage to or jeopardizes the fauna and flora or security of the farm.

The Intaba-Indle Home Owner's Association, the representative of the residents of Intaba-Indle, has adopted certain rules relating to building contractor activity in the development. The primary intention of the provisions hereunder is to ensure that all building activity at Intaba-Indle occurs with the least possible disruption to residents, the environment and game. In the event of uncertainty, residents and/or their contractors should contact the Intaba-Indle Home Owners' Association.

13. LEGAL STATUS:

The conditions governing building activities, which are set out in this document, are rules adopted by the Intaba-Indle Home Owner's Association and are therefore binding on all residents, their professionals, contractors and sub-contractors in any building contract concluded in respect of the property in the township and all such contracts may be required to be submitted to the Intaba-Indle Home Owners' Association for prior approval. The Intaba-Indle Home Owners' Association has the right to suspend any building activity in contravention of any of the conditions and to refuse access to Intaba-Indle to the contractor or other workers and the Intaba-Indle Home Owners' Association accepts no liability whatsoever for any losses sustained by a resident as result thereof.

14. CONDITIONS REGARDING BUILDING CONTRACTOR ACTIVITY:

14.1 Contractor activity is only allowed during the following hours:

Normal week days: 06h00 – 18h00.

Note: No contractor activity is permitted on weekends and Public Holidays without special permission, as these days are viewed as private time. Special applications for contractor activity during private time must be lodged with the Intaba-Indle Home Owners' Association, together with the approval of all adjacent neighbours one week prior to the required private time activity.

14.2 All the contractor's workers and/or the contractors' sub-contractor workers must comply with security arrangements and is subject to these rules. The owner must ensure that this is done.

14.3 The site is to be kept as clean and neat as possible, the contractor shall provide facilities for rubbish disposal, ensure that the workers use the facility provided and ensure that the rubbish is removed weekly and not burnt on site. During the construction period the area designated by the Home Owners' Association for building purposes must be screened on all boundaries thereof by hessian cloth or other screening material approved by the Home Owners' Association.

14.4 All material should be off-loaded within the screened area and the contractor will ensure that this is done.

14.5 Deliveries from suppliers must be scheduled during the times in Clause 14.1 above.

14.6 The contractor must provide toilet facilities for the workers.

14.7 No building boards may be erected.

14.8 Access from the road to the building area will be gained only along the route that will finally serve as the access road to the dwelling so as to cause as little as possible damage to the environment. The contractor and owner will ensure that this is adhered to.

14.9 The owner and the contractor shall be responsible for damage to roads and plants and/or damage to private or estate property.

- 14.10 If the conduct of the Contractor and/or sub-contractor causes any concern to the Intaba-Indle Home Owner's Association, the Intaba-Indle Home Owners' Association may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified. The Intaba-Indle Home Owner's Association is empowered to act at any time and without notice, and without recourse from the owner and/or contractor and/or subcontractor.
- 14.11 The above document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the Intaba-Indle Home Owners' Association from time to time in the form of a written notification, and ensure compliance by any subcontractor employed by the contractor.
- 14.12 Any professional or Contractor of whatever nature will have to be approved by the Intaba-Indle Home Owners' Association.
- 14.13 All Professional people involved in the individual home owners developing the properties e.g. Architects, Engineers, Landscaping Architects or Land Surveyors but not limited to the aforementioned categories all have to be approved by the Intaba-Indle Home Owners' Association.
- 14.14 No fauna or flora may be damaged or removed.
- 14.15 The contractor and his sub-contractors and his suppliers will follow the route to the stand prescribed by the Intaba-Indle Home Owners' Association, keep to the speed limit and not disturb or harm the fauna or flora on the farm in any way. If any contractor or supplier or any person in his employ is noticed or found on any other part of the farm not required for the fulfilment of his_ duties it will be deemed that he is in breach of this clause and the Home Owners' Association will be entitled to invoke the prescribed penalties.
- 14.16 No wood may be collected on the property.
- 14.17 No open fires are allowed and cooking should only be done on gas or paraffin stoves on a safe position under supervision of the contractor.
- 14.18 The delivery of equipment and material in the Estate shall be denied if:
- 14.18.1 The said vehicle used has a mass load exceeding 8 tons per axle.
 - 14.18.2 Delivery trucks of bricks and pavers are restricted to 10 pallets of 500 bricks each per load.
 - 14.18.3 No interlink trucks will be allowed in the estate.
 - 14.18.4 Double axled mixer trucks are restricted to 6 cubic meters loads whilst single axled mixer trucks are restricted to 4 cubic metre loads.

14.19 No heavy delivery vehicles will turn on the roads whilst the vehicle is stationary using the power steering of the vehicle to turn the wheels as this will damage the roads.

14.20 All temporary structures erected on site (builder's sheds, site offices, toilets, etc.) should be of an aesthetically acceptable standard. The HOA reserves the right to request the removal of sub-standard temporary structures.

15. FINAL COMPLETION

15.1 The building will be deemed to be complete when an occupation certificate is issued by the Local Authority.

15.2 It is the owners' responsibility to arrange for the issuing of an Occupation Certificate and to lodge a certified copy thereof with the Home Owners' Association.

16. TIME LIMIT FOR CONSTRUCTION

16.1 After commencement of construction, construction should be continuous and must be completed within a period of 12 months. Construction will be deemed to not be continuous if there was no material building activity on the property for a period of more than 30 days. It will be deemed that construction has commenced when the site establishment commences.

16.2 Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the Intaba-Indle Home Owners' Association. Any deviation from the above time limits will be subject to penalties calculated on a daily basis according to tariffs determined by the Intaba-Indle Home Owners' Association.