

ARCHITECTURAL RULES AND GUIDELINES

DECEMBER 2022

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Information Sheets available from Cathkin Estates Office: External Light Fittings, Railings, Paint Colours, Load shedding devices, Swimming Pools & Ponds, Solar Installations.

INTRODUCTION

This document serves to outline the basic architectural and environmental rules and guidelines for all buildings on Cathkin Estates. It is therefore recommended that all property owners, their architects and builders take due note of the contents in order to ensure a smooth building process and prevent unnecessary delays and/or expenses resulting from non-compliance. The contents hereof apply to new builds as well as any alterations and additions to an existing dwelling or its outbuildings.

It must also be noted that the Board of Trustees reserves the right to make additions and alterations to these standards should they consider it necessary in order to preserve the style and character of Cathkin Estates and/or to include national and local authority building regulations, and/or for operational reasons. The Board of Trustees also reserves the sole right to grant waivers of any specification or criteria, where such waivers are considered justifiable and reasonable.

It is incumbent on the property owner, his/her architect and builder to ensure that they have the current document available before proceeding with the design.

It is to be noted that no deviations will be accepted without written approval from the Board of Trustees or the Architectural Review Committee (ARC).

CATHKIN ESTATES CONCEPT

In general terms, the architectural style and the landscaping are to be inspired by the surrounding environment. In context, the houses are to be integrated into the landscape through the use of low slung, angular horizontal forms using materials and colours that reflect the natural exposed sandstones and the colour palette of the area.

STANDARDS

It is a requirement of the Home Owners Association that all construction materials used are compliant with the National Building Regulations Act of 1973 as amended and all relevant SANS standards.

It is the responsibility of the project manager to ensure compliance with all relevant statutory and safety regulations and to exercise strict control of the site. A breach of safety regulations will result in an immediate closure of the site by the Association.

ENVIRONMENTAL MANAGEMENT PLAN

An Environmental Approval Plan for Cathkin Estates has been approved by the DAEA (Department of Agriculture and Environmental Affairs) which gave rise to the Environmental Management Plan (EMP), which must be adhered to on all aspects of development on the Estate.

The Architectural Review Committee in conjunction with the Estate Manager will monitor the implementation of the EMP and the Builders' Conduct Rules during construction.

A copy of this plan is available from the Estate office and property owners, architects and contractors are specifically required to make themselves aware of the conditions of the EMP and the Builders' Conduct Rules before work commences on site.

PROCESS

In order to make Cathkin Estates both a sustainable eco development as well as an attractive and desirable living environment, we have prepared a process table and programme flowchart to assist owners and their architects. This is a separate document. The information provided is based on the actual processes and approvals involved and if followed will prevent lengthy delays. It is also anticipated that this will prevent non-compliance issues and for the owner, unnecessary costs related thereto.

BULK – THE PRINCIPLE

The concept of bulk was a condition arising from the proclamation of Cathkin Estates as a Township by the regulating authorities (UNESCO, KZN Provincial Authority, Okhahlamba Municipality, KZN Wildlife/Ezemvelo) in a bid to ensure that a modern housing development did not crassly intrude and overwhelm the adjacent World Heritage Site.

The owner of an erf on Cathkin Estates has the right to build a chalet of 150m². This is deemed habitable space and includes all areas under roof including lofts, storerooms, staff toilets, laundry, workshop etc.

In addition there is the right to an additional 70m² solely for patios and a garage/carport. The 70m² is not available for inclusion into house. The basic permissible 150m² of house plus 70m² for patio and garage/carport affords a total area of improvement of 220m² on an erf. In the event of an addition/alteration being made to an existing building, where an area of non-habitable is converted to habitable, an adjustment will be made to the overall calculation and additional bulk will need to be purchased to accommodate such new habitable area.

The Town Planning Scheme does allow for houses in excess of 150m² up to a maximum of 300m² of habitable space, provided additional square meterage bulk is available and purchased by the owner. A bulk register is controlled by the Estate and is monitored by Okhahlamba Municipality.

CONSOLIDATION OF ERVEN

Okhahlamba Municipality by-laws governing the Town Planning Scheme allow for the consolidation of adjoining erven in a process clearly defined by the municipality. Applications for Consolidation should be addressed to the municipality.

Provisions In terms of the Town Planning Scheme:

- each numbered erf comes with an allowance of 150 square meters for the erection of a dwelling.
- each dwelling comes with an allowance of 70 square meters for non-habitable development for a garage/carport or patio etc.
- Since the 70 m² dispensation is per dwelling, and only one dwelling may be built per erf this dispensation remains the same whether for single or consolidated erven

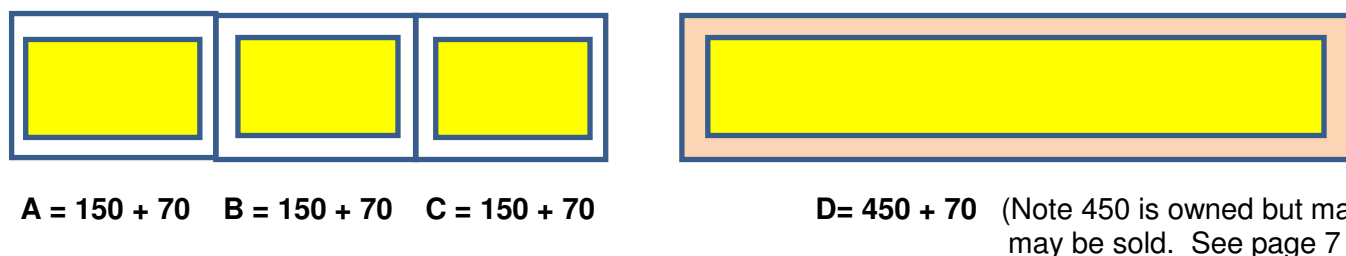
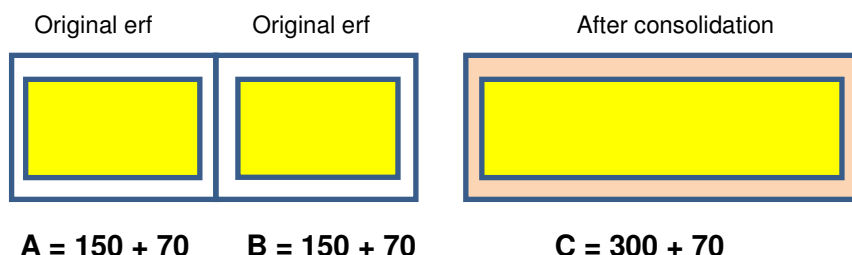
On consolidation:

- The two or more erven that have been consolidated now no longer exist. The erf numbers are discarded and a surveyed site plan is redrawn of the outer perimeter of the new boundaries and a new erf number is allocated.
- the previous boundary that separated the two erven no longer exists.
- Since there is now one large erf, a proposed dwelling may be positioned anywhere within the building lines of the new erf.

Bulk holding after consolidation:

The basic 150m² per original erf is carried over to the new erf – see illustration below.

The large square represents the erf perimeter boundary and the yellow square is the area inside the building lines on which the dwelling etc. may be built.



Note: whilst in terms of a surveyed erf, consolidation combines 2 or more erven into a single unit with a new erf number, it does not impact HOA levy calculations and costs related to electricity supply. These remain as per the original purchase agreement.

ESKOM ELECTRICITY SUPPLY

ESKOM power is provided to all properties on the Estate. In terms of contractual obligations between Eskom and Cathkin Estates, each property has a **maximum** allocation. The distribution board of each house is to be fitted with a 63 amp circuit breaker.

It is strongly recommended that all houses be fitted with a load shedding device that will switch off high power drawing items when the maximum demand of 63 amps is reached. An information Sheet is available from the Cathkin Estates office.

Furthermore due to regular power outages related to storms in the area it is strongly suggested, for your own comfort and convenience that gas hobs and ovens be installed and solar power options be considered .

Please also refer to Natural Resource Usage in the table below.

WATER

Metered water usage will be debited to the owner. Water is a precious natural resource and builders are required to exercise care to ensure water wastage during the building phase is kept to a minimum.

ROADS AND INFRASTRUCTURE

There is a traffic weight restriction on the Estate which limits vehicle load for delivery and contractor vehicles to a MAXIMUM GVM of 10 000 kgs. Access will be denied to all larger vehicles. No vehicle with a dual rear axle will be permitted on the estate. NOTE: this means ready-mix cement trucks may not enter the estate.

By special arrangement with the Estate Manager, permission will be granted for on-site delivery of roof trusses and roof tiles.

PLAN PREPARATION

- Prior to commencing design a property owner must meet with the Architectural Review Committee (preferably together with the architect) in order to confirm their understanding and acceptance of the details of this document and to discuss their concept with the Committee to ensure a smooth process which conforms to the Estate's Rules and Guidelines.
- Prior to commencing design the property owner will be required to take cognizance of the bulk available for building, as well the requirement to purchase additional bulk should the design exceed the regulated amount. See above.
- The Architectural Review Committee will not consider building plans for properties where levy payments are in arrears.
- All plans must comply with the Site Development Plan as approved by the Local Authority in respect of the total development of Cathkin Estates.
- All design / architectural plans for construction of the houses must be prepared by a qualified professional.

- All structural reinforced concrete slabs, foundations, roofs, retaining walls, water containing structures, etc. must be designed by a Registered Engineer who will be required, through the owner, to provide certified approval in terms of the relevant SABS codes. All mechanical engineering must be in accordance with National Building Regulations and any other applicable controlling authority and an OSHA Certificate of Compliance must be submitted before occupation.
- All plans are to show the regulated building lines as well as bulk purchased.
- The building time allowed from site handover to presenting the Okhahlamba Municipality Building Completion Certificate is 12 months. Failure to meet this time frame will result in a monthly penalty equivalent to one third of the monthly levy of specific property. This penalty shall apply from month 13 to final completion and shall be debited to the owner's levy account.

Note: all plans and permissions that apply to a new build apply equally to all alterations and additions.

OWNER RESPONSIBILITIES DURING THE BUILDING STAGE

It is a requirement that a Project Manager is appointed for all new builds. The Project Manager may be the Architect, the owner or a specially appointed and person qualified and able to act as project manager.

It is the responsibility of the owner to familiarise himself with all the rules and regulations pertaining to building operations on the Estate and to ensure his architect, project manager and contractors are also fully informed as necessary.

Owners are obliged to ensure that all contractors appointed to do work on their sites have adequate insurance cover for public liability as well as damage to Estate property. This insurance cover is to have a **minimum** value R1 000 000 (one million Rand). Proof of this cover is to be provided to the Estate Manager prior to Site Hand Over.

Owners are obliged to have adequate insurance to cover to cover the full cost of the build in the event of damage whether during or after the build and in addition must have public liability insurance to the value of R5 000 000 (five million Rand) to cover events such as damage to estate infrastructure, runaway fires etc. Proof of this cover is to be provided to the Estate Manager prior to site handover.

Right of access to the estate is reserved and the Board, through the Estate Manager, has the right to restrict or prohibit access to the Estate if any conduct rules are contravened.

| ARCHITECTURAL RULES | ARCHITECTURAL GUIDELINES |
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| LOCAL AUTHORITY REQUIREMENTS AND CONDITIONS PERTAINING TO BUILDING CONTRACTS | |
| All builders working on the Estate must be registered with the NHBRC and their registration certificates must be lodged with the Estate. These certificates must remain current for the duration of the build. | Attention is drawn to sustainable energy regulation SANS 10400-A. |
| Each individual building contract must be registered, by the Owner, with the NHBRC and proof thereof, together with that registration number must be provided to ARC. | |
| Okhahlamba Municipality requires all plans for dwellings on Cathkin Estates to be first approved by the Estate's Architectural Review Committee prior to submission for Municipal approval. This also pertains to all alterations. It is the owner's obligation to obtain building plan approval from the local authority. | |
| It is acknowledged that sometimes during the building process minor changes/amendments may become necessary. Should this occur on any aspect of the exterior of the property it is incumbent on the owner to ensure that any such changes/amendments are included in plans which are to be resubmitted to ARC and if necessary to the Municipality prior to proceeding. A Final Inspection and Occupation Certificate will not be issued if the 'as built' dwelling differs from the approved plans. | |
| COLOUR AND TEXTURE | |
| It is strongly recommended that proposed paint colours blend with the natural environment. A sample colour/colours for the build must be approved by ARC. A 2m ² area of wall is to be painted in the desired colour/s for ARC approval prior to proceeding with painting. | The colour palette for the Cathkin Estates development is very specific. It must reflect the light browns of the veld, the darker reddish brown of the weathering rock, the sandstone colours and the dark rusty brown of the iron in the rock face. |

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| | The texture of the materials used must suitably mirror the textures of the sandstone and rock to create a modern relevant and contextual feeling. |
| NATURAL RESOURCE USAGE | |
| | The use of energy saving devices and rainwater collection and storage is encouraged. |
| | Solar geysers are encouraged – see section on Solar Energy below. |
| | Heat pump geysers are encouraged |
| | Solar heaters used as pre-heaters for geysers are encouraged |
| | Underground or suitably screened rainwater storage tanks are encouraged |
| BUILDING FORM | |
| The minimum habitable undercover roof area of dwellings shall not be less than 120m ² . | It is desired to create buildings that are sensitively scaled against the mountain backdrop. The house form shall be composed of major and minor plan elements where the major elements shall be a minimum width of 5 metres and a maximum of 10 metres, which may only be exceeded by special permission. Minor elements should not be more than 70% of the major elements. |
| The maximum under-roof area shall not exceed 300m ² per single erf dwelling and shall not exceed 350m ² per dwelling for two or more consolidated erven. The area of non-habitable space per dwelling is 70 m ² . | Linking elements will be allowed where they may be roofed with flat concrete roofs finished with stone chippings or low pitched sheet metal roofs. |
| The maximum building height to the apex of the roof from the internal finished floor level shall be 5, 5 meters for single storey houses and 8 metres for double storey houses and 6 meters for split level houses. | As the regulating form is a linear structure with a double pitched roof at a maximum pitch of 30° with a minimum pitch of 15° for the major element this should be expressed as a low slung horizontal mass relieved by the minor elements which may be roofed at a 5° to 10° pitch. |
| Building lines are to be 3m from erf boundary on roads, 3m from boundaries of adjacent properties and 2m from any undisturbed or | The houses should be created of individually expressed elements each with a strong horizontal flavour. Roof ridge lines to run parallel to the contours where |

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| grassland area i.e. East, North and South building lines shall be 3m. The building line to the West y i.e. facing common property on the mountain side shall be 2m. | possible. |
| Where contours fall in a north-west direction and a split level solution is required the pitch of the roof may be increased to 35 degrees if necessary. Permission for split level design where the height of the ridge may exceed 5.3m must be obtained. The height however may not exceed 6 meters. Height testing on site before designs are finalised must be executed of the Chairman of the Architectural Review Committee and all affected property owners. Please refer to "Building Heights", paragraph 13.16 below. | Garages are to be handled as part of the major elements, or as a minor element linked to the house. |
| | No columns, or pilotii, will be acceptable to support buildings. Timber decks, however, not more than 1,2m above ground level will be allowed to have columns for support. In Village 5 where the slopes are steep the designs will be considered on merit in the context of this request. |
| MATERIALS AND WORKMANSHIP | |
| All work is to be executed with high quality materials and in a manner that is in keeping with the best of trade practices, to the satisfaction of the AR Committee. Standard of materials and workmanship must be supplied and erected in accordance with the standard NHBRC regulations, and CSIR and SABS specifications. | |
| Conventional walls shall be constructed of standard clay or concrete bricks manufactured to SABS standards. Concrete blocks are not permitted. | All structures shall be subject to NHBRC inspection and approval. |
| Proposed alternative building methods and materials will be subject to scrutiny of both technical specifications as well as physical site inspections of existing completed projects prior to any plans being approved. | It is strongly recommended that intention to use alternative building methods be communicated to the AR Committee at the initial meeting prior to drafting plans. |

CIVIL AND STRUCTURAL ENGINEERING

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| All concrete for foundations is to be mixed utilizing a mechanical concrete mixer. | |
| The stormwater from roofs and paved areas is to be managed and collected in open channels or underground pipes (not into sewage system) and led to roadways or to the open veld where the water is to be spread through stone covered spillways to prevent erosion. | |
| Erven at the lower levels of the developments are to allow for the acceptance of storm-water from the higher lying areas, including surrounding verges and make allowance for such water. See paragraph 21.7. | |

ORIENTATION

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| The location of the buildings must be such that, the view of the mountain from neighbouring buildings on adjoining properties is not obstructed. Swimming pools and Jacuzzis must also be sensitively located to reduce noise and visual disturbance. | |
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CONTOURS

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| The footprint of the house must take into account the contours on the erf and buildings must settle into the landscape with landscaped banks kept to a minimum. Any bank exceeding 1.5m will need to be supported by a retainer wall. | All houses should be placed so that the main axis and ridge-line follow the contours. |
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CLIMATE CONTROL

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| All buildings must conform to energy regulations SANS10400-XA. Thermal insulation equivalent to 100ml Isotherm is to be installed in all roof cavities. | It should be borne in mind that this is a harsh climatic environment with significant UV impact on house exteriors. |
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| As the development seeks to be sensitive to environmental and climatic factors climate control must be integrated into the design. | As the views are to the west it will be necessary to protect the large glass windows on that side. To this end sun control should be integrated into the design of the houses. Suitable vertical shading elements or shutters should be considered for the western sun. |
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ENCLOSURE AND PRIVACY

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| Fencing is prohibited except for the approved electric fence to exclude animals. | Low and unobtrusive “wall elements” may be used to demarcate entrances and street boundaries provided they are integrated with indigenous planting. Low garden walls may also be used to help merge the house with the landscape. |
| Perimeter boundary walling is prohibited except in the case of external walled courtyards such as kitchen yards and courtyards between different building elements. | |
| Noisy areas such as swimming pools and braai areas must be screened with dense planting and where appropriate with walling which is an extension of the house and part of a pergola element. | |
| In terms of National Building Regulations all pools are to be protected with approved swimming pool fencing. | |

WINDOWS AND DOORS

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| All glazing must conform to SANS 10400 and SANS 10400XA and according to the SABS Code of Safety with respect to type and thickness of glass | Due to harsh climatic conditions aluminium windows and doors are recommended. Aluminium is to be epoxy coated with an approved dark colour. It should be noted that the high UV factor and harsh climate of the area necessitates an ongoing very high level of maintenance to wood elements. |
| No reflective type glazing will be allowed. | Where large glass areas are west facing, it is recommended that suitable vertical shading elements or shutters should be considered for the western sun. |

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| If burglar bars are to be fitted they are to be fixed internally only. | |
| The following are not permitted: Steel window frames, steel external doors and door frames, false shutters, decorative division panels, Win blocks. | |
| Fire doors are to be fitted to doorways between adjoining living and garage areas. (a two hour fire threshold is specified). | |
| ROOFS AND ROOF LIGHTS | |
| No thatched roofs are allowed on the main house or any other feature. | |
| Solar / alternative energy solutions are encouraged; the designs and positioning for these are subject to approval by the Architectural Review Committee. | Refer to Page 21 of this document: Solar / Alternative Energy See also Addendum C6-10 |
| Roofs to the major elements should be double pitched with slopes between 30° and 15°. Single lean to roofs will also be acceptable with appropriate design. With special permission the pitch may be increased to 35 degrees on split level designed houses . | |
| Roofs to the minor elements may be double pitched as above, or lean-to at a slope between 5° and 10°. | |
| Where double storey homes are allowed, steeper sloped roofs with rooms within the roof volumes will be allowed provided the height of 8m is not exceeded. | |
| Due to light pollution rooflights and clerestory windows will not be allowed in front row houses or where other houses will be affected by light pollution. | |
| Colours of gutters and downpipes should be similar to the wall and roof colours and not contrasting. | |

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| Carved or decorative fascias are not permitted. | |
| Flashings are to be painted the same colour as the roof or wall. | |
| Eaves /Roof overhangs may not exceed 600mm on a horizontal plane. | Overhangs that exceed 600mm constitute bulk area. A full bulk calculation will be done and if necessary an additional bulk purchase will be required |
| ROOF HEIGHTS: As mentioned under “Building Form” above there are height restrictions as follows: | |
| <ul style="list-style-type: none"> • Single storey with maximum floor height above natural ground of 1,2m to be 5,5m from finished floor level to ridge of roof. • Double storey with maximum floor height above natural of 1,2m to be 8m from ground floor level to ridge of roof. • Split level designed houses to be a maximum of 6 m in height. | |
| ROOF FINISHES | |
| <p>The following roof finishes are permitted:</p> <ul style="list-style-type: none"> • Clay or concrete tiles • 24 gauge galvanised iron with a baked enamel paint finish such as CHROMADEK in a corrugated pattern. No untreated galvanised sheeting, silver or reflective colours will be permitted. • Waterproofing: a brown stone aggregate covering the flat roofs. | Gutters / Water conservation: If it is decided to conserve water from the roofs all connecting pipes are to be taken to a tank, which is either buried in the ground or shielded with screen walls. |
| <p>The following roof finishes are not permitted:</p> <ul style="list-style-type: none"> • Multi-coloured slate – black slate is not allowed. • Timber shingles shall not be allowed • Harvey tile shall not be allowed | Due to the sometimes extreme weather patterns and high winds it is recommended that a Roofing Certificate be obtained from a registered engineer. While this is not mandatory it recommended both for Owner peace of mind and for insurance purposes. |
| <p>Roofing specifications for villages</p> <ul style="list-style-type: none"> • Village 1 – Clay or concrete tiles only | |

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| <ul style="list-style-type: none"> • Village 2 – Clay or concrete tiles, Chromadek and flat concrete • Village 3 – Clay or concrete tiles, Chromadek and flat concrete • Village 5 – Clay or concrete tiles and Chromadek. Flat concrete linking elements are permissible. <p>The colours are to be selected from the approved palette and included for approval with Stage 2 of the plan submission.</p> | |
| Down-pipes taken at angles across the façade of the building will not be allowed. | |
| CHIMNEYS | |
| Chimney cowls are to be standard Jetmaster metal cowls or clay tiles. | |
| National Building Regulations state height of chimney from roof to top of chimney must be 600mm. | |
| GARAGE DOORS AND GATES | |
| Garage doors should be approved aluminium/wood of simple design and colour as approved by the Architectural Review Committee. They may be roll or tip up. | Courtyard gates are to blend in with the house exterior. |
| YARDS | |
| Yards are compulsory and are permitted to encroach over the building line. | Caravans, boats and trailers should be stored, as unobtrusively as possible with suitable plantings to screen from neighbours. |
| <p>Yard walls to be of sufficient height to conceal gas bottles, washlines and other utilities.</p> <p>Wash lines / washing must not be visible from any point outside the kitchen yard.</p> | |

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| No caravans, boats, trailers may be stored on sidewalks or verges roads | |
| EXTERNAL TOILET FACILITY | |
| All houses are to include a toilet and hand basin which can be accessed externally. | |
| BALCONIES, VERANDAHS AND TERRACES | |
| All balustrades to be of strong and secure design and construction must conform to the national building regulations. See Appendix 4 | Timber decks may be allowed but attention is drawn to the harsh climatic conditions and the need for ongoing maintenance. |
| Timber decks must fall within the prescribed building lines for the erf. | |
| <p>The following will not be permitted:</p> <ul style="list-style-type: none"> • Awnings, hoods and blinds that either fold or drop down in aluminium or steel. • Decorative, moulded or patterned pillars and walls • Gazebos | |
| PERGOLAS | |
| Corrugated steel materials or shade cloth are not permitted. | Pergolas are to match the general design of the house. Concrete screening beams will be permitted to enclose the pergola. |
| Laths and rafter roof/pergola coverings constitute bulk and such areas will be included in bulk calculations. | |
| <p>The specification for a permissible pergola top is:</p> <p>The spacing between any cross member on a pergola top shall be equivalent to or greater than the actual height of such cross member but subject to a minimum spacing of 150mm</p> | <p>A cross member having a height of up to 150 mm requires a gap of at least 150mm between each cross piece.</p> <p>A cross member having a height of 250 mm requires a gap of not less than 250mm between each cross piece.</p> |

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| | Solar panels installed on top of a pergola, thereby creating a 'roof' will impact the bulk holding of the property. Any area covered in this way is added to existing garage/carport/patio areas. If such areas collectively exceed 70 sq m, additional bulk must be purchased before approval will be granted. |
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DRIVEWAYS, PATHWAYS, PARKING AREAS AND PAVING TO YARDS

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| Owners are to ensure that the paved driveways are extended across the road reserve to the existing edge of the tar road. | Paving over the road reserve should match the internal paved driveway and take into account the natural flow of stormwater. |
| <p>Driveways on individual erven must be:</p> <ul style="list-style-type: none"> paved with either concrete grass blocks or coloured bricks or concrete pavers, which are suitably edged. Concrete strips, each a minimum of 600mm wide and set apart to accommodate a modern vehicle | Parking areas may be paved with concrete pavers or 18-25mm dark grey granite stone aggregate or alternatively match the driveway. |
| Sleeves to handle excessive storm water must be placed under all driveways, parallel to the road and aligned with existing water and electrical services. | It is recommended that yards are paved. |
| Carports to an approved design will be allowed only with written approval from the Architectural Review Committee and form part of the 70sq m non-habitable area allowed in the Municipal by-laws for patios, garages and covered parking. | |

TERRACING AND PLATFORMS

N.B.: The Estate is situated in an area that is subject to high annual rainfall, much of which occurs in heavy downpours during thunderstorms. Elevations range from 1187m to 1480 resulting in considerable stormwater run-off which varies according to each individual erf. Stormwater management onto and on an erf is the responsibility of the owner and his design team.

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| Prior approval must be sought from the Review Committee on the extent of cut and fill and terraces. | Terracing of the erf with platforms impacts the surrounding environment and as far as possible the buildings should be stepped with the contours of the erf. |
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| | Terracing is to complement the surrounding contours and be unobtrusive and environmentally friendly. |
| All retaining walls are to be of the <i>Loffelstein</i> type and are to be shown on plans. | It is strongly recommended that <i>Loffelstein</i> type retaining walls are planted with suitable water-wise vegetation in order to screen the wall and to increase water absorption. |
| | For safety and maintenance reasons soil banks should be limited to a 1:3 slope. If this is not possible the problem needs to be brought to the Estate Manager's attention. He will give instructions on how the soil banks are to be managed. |
| | Careful consideration needs to be given to stormwater management both in relation to hard surfaces on the erf but also to general land contours and the sometimes considerable run off from the surrounding area and road. |
| After cutting the platform all excess soil is to be carefully piled onto the site, out of the way of actual construction. It may not infringe the boundaries of the neighbouring erven or the roadside verge. | Natural ground levels on adjoining land are to be taken into account after the cut and careful consideration given to soil banks and how they impact adjoining properties. |
| Any spread of excess soil onto common property shall carry a gradient of no greater than 1:3 meters with an absolute maximum of 3m incursion onto the common property. The common property so affected will be rehabilitated by the estate, under supervision of the Estate Manager, in line with the Environmental Management Plan and the cost of such rehabilitation will be deducted from the Builder's Damages Deposit. | Soil spreading is to be carefully controlled to conform to the rules and rehabilitation is to be managed to limit weed takeover and ensure the natural grass/wildflower biodiversity is re-established. |
| All excess soil remaining on site is to be removed by the contractor to a place designated by the Estate Manager. This is to be done prior to requesting final inspection. | |

SWIMMING POOLS, JACUZZIS AND WATER FEATURES

Caveat: Before proceeding with an application for a swimming pool, Jacuzzi or water feature, owners who do not intend to permanently reside on the Estate are requested to give serious consideration to the practical aspects of pool cleaning and maintenance on a remote property where there are no local contractors offering a maintenance/repair service, and where the climate affords a relatively short swimming season. Also, it must conform to national building and safety standards.

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| Pools must be within the building lines and be built into the ground. | The only permissible exception to this will be temporary short-term small paddling pools for toddlers/small children. |
| The maximum permissible size for pools is no larger than 6m x 3m with a volume no greater than 25000 litres | The colour of the pool or water feature is to be inspired by mountain pools with dark colours. |
| Concept plans, showing size, type, materials and locality are required to be submitted to and be approved by the Architectural Review Committee. for all pools, jacuzzis and large water features. Due consideration must be given to the impact on neighbouring properties and specifically the noise factor for neighbours. | Neighbours approval for positioning of pools and prominent water features may be required by ARC. |
| Pools must comply with safety regulations and the National Building Regulations. Pools must be fenced with the approved material and colour. | |
| The owner is required to indemnify the Estate, its Board of Trustees and employees, from any injury or death caused by the use of any private pool, jacuzzi and water feature. | |
| All built in water features with plunge pools must be fitted with a pool safety net whether or not the feature contains water. | |
| Pumps and filters must be built into the ground strategically and suitably screened to limit noise. | |
| Filters should be either replaceable filter cartridges or sand type filters, in order to avoid erosion problems due to backwashing. | No salt chlorinators will be allowed. |

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| Approved underground French drains must be used for draining/emptying and backwashing the pool or water feature. Piping is to discharge into an approved French drain at a depth of a minimum of 1 meter. | Herringbone dispersal to be considered. |
| Structured planting must be undertaken to screen the swimming pool area from immediate neighbours. | |
| If a swimming pool or water feature has been built it is mandatory that an electrified 2 strand braided stainless steel fence, to a maximum height of 1.5m is installed to the perimeter of the erf. This is in addition to the pool fence as required by National Building Regulations. | Refer to Addendum C6-3 |
| Approval Certificate 7: A Swimming Pool inspection must be conducted by ARC on completion in order to obtain ARC Certificate 7 | |
| RANDOM PERMANENT EXTERNAL ELEMENTS (including BRAAI, PIZZA OVEN ETC) | |
| Whether part of the initial build or as a later addition, any free standing external element such as permanent braai, pizza oven, permanent built in seating etc. must be approved by the ARC Committee prior to positioning and building. A detailed sketch showing the design, size and intended position are to be clearly indicated and all other relevant information is to accompany the submission to ARC. | All these are to be carefully located and screened following approval from the Architectural Review Committee. |
| Positioning of TV Aerials, DSTV dishes and wifi antenna are strictly controlled. | All these are to be carefully located and screened following approval from the Architectural Review Committee. Wherever possible TV Aerials and DSTV dishes are to be located in the courtyard. If necessary, permission for alternative positioning should be sought from ARC. |
| Fire pits are not allowed. | Due to erratic weather conditions open fires outdoors constitute a high risk fire hazard to properties and the veld. |
| Air conditioning units must be placed to ensure that the top of the condenser (outdoor unit) is no higher than 1.2m. These must be screened with an approved screening product and appropriate | |

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| planting. Air conditioning units may not be fitted on a roof or high on a wall. | |
| The storage units for the solar heating should be placed at ground level and may not be placed on the roof or high on a wall. | |
| Geyser expansion pipes are to be located so that they discharge over a gulley, into a gutter, or into the garden and not over the roof or walls. | This is to prevent unsightly black 'runs' on painted surfaces. |
| Decorative features such as precast concrete garden gnomes, burglar proofing on outside of windows, window boxes and precast concrete walls or fencing will not be allowed. | Extraction systems for kitchen and toilets must all be hidden and unobtrusive. Effluent staining, smells and smoke disturbance must be considered in the design. |
| If rainwater storage tanks are to be fitted to gutters they must be discreetly positioned and suitably screened from roads and surrounding properties. | All exposed piping and cables to be discretely hidden. |
| ELECTRICAL (Refer to ESKOM above) | |
| It is vital that this 63 amp limitation be taken into account at the design stage for total power draw (e.g. size and number of geysers, underfloor heating, Jacuzzi, pool filter etc.) | |
| All electrical installations are to be installed and maintained in accordance with the relevant SABS codes and the requirements of the local authority and ESKOM, the local power provider | The normal power supply will be an extension of the ESKOM power supply, which is subject to load shedding, power failure and surges. It is to be noted that electricity will be supplied from the nearest kiosk to the nearest point on each site. Owners must arrange for their own power connection. |
| A 63 amp main circuit breaker is to be fitted to the distribution board. | It is strongly recommended that all houses be fitted with a load shedding device. |
| The underground electrical cable connecting the house to the Estate's electrical kiosk must be armour coated. | External exposed electrical equipment such as TV aerials, DSTV dishes, alarm sirens, lightning protection must all be carefully considered and discussed with the Review Committee before installation, to ensure that they are hidden from view as far as possible and if that is not possible, that they are rendered as unobtrusive as possible. |

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| | For ease of maintenance and safety, the positioning of underground electrical cables should be recorded or well-marked. |
| SOLAR / ALTERNATIVE ENERGY | |
| <p>For new builds, proposed solar / alternative power sources are to be shown on drawings and full details are to be included for approval on both the Concept and Final drawing submissions .</p> <p>Detailed drawings are to accompany any application for solar / alternative power supply to be fitted to an existing house and shall be dealt with as an 'alteration and addition'.</p> <p>Solar panels may not project above the ridge line/apex of a pitched roof.</p> <p>A parapet must conceal the panel if it is installed on a flat roof.</p> <p>Installed panels shall strictly follow the angle of roof and may not be mounted on any vertical surface.</p> <p>See "Random Elements" for solar geyser installation.</p> <p>Wind turbines are restricted to cylindrical type and may not extend beyond the ridge of the roof.</p> | <p>All external solar / alternative energy equipment and the placing thereof is subject to approval by the Architectural Review Committee.</p> <p>Policies, Procedures & Operations Manual – Appendix C6 part 10 is an information sheet providing full details of requirements including general information and illustrations.</p> <p>Solar geysers may not be placed on a roof. It is strongly recommended that all geysers be installed externally and shielded from view in a manner approved by the ARC committee.</p> <p>Refer to Addendum C6-10.</p> |
| GENERAL EXTERNAL LIGHTING | |
| No spot, security, garden lights or floodlights are allowed. | The aim is to provide a welcome guide for visitors at night from the entrance to the front door with low level lighting. |
| Light pollution is to be avoided. | |
| All external lights around the house must shine downwards i.e. the glass/diffuser/globe should only be visible when standing directly below the fitting. Lanterns, fittings with visible globes or fittings that shine outwards are not permitted. | External lights are not to create a nuisance or irritation to neighbours or any other property owners. Examples of permissible fittings are attached – See Annexure 1 |

SECURITY

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| All employees and contractors are required to register at the entrance and carry visitors' cards. | <p>An electronic security installation controls access to the Estate and provides continuous monitoring of critical areas on the Estate.</p> <p>There are electronically operated booms and guard control at the main entrance to the Estate.</p> |
| | <p>It is a requirement that owners have security systems and alarms installed in their own homes for which they will need to make their own arrangements with a local security company. In order to highlight problems the alarm system should include a red strobe light placed externally at roof height, which switches on when the alarm is triggered. All alarms fitted to homes must carry the approval of SAIDSA.</p> |

SEWAGE AND WASTE WATER

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| All sewage and wastewater is to be managed through a two-pipe system using an approved 3000 litre septic tank and the approved evaporation transpiration French drain system. The French drain is to be the infiltrator chamber type placed at a maximum depth of 700mm | |
| All sewage equipment and components are to be installed in strict accordance with the supplier's instructions and the engineers' specifications | |
| The location of the septic tanks and French drains must be carefully considered so that maximum effectiveness is achieved with respect to natural drainage without causing interference with neighbours and/or the environment. | |
| Should it be necessary to locate the French drain on common ground the owner shall enter into an official agreement with the CEHOA, Developers and affected neighbours and ensure that a satisfactory | |

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| solution is achieved regarding percolation and management of all treated water and that all legalities are addressed to the satisfaction of all parties, including the logistics of maintenance of the French drain or other equipment | |
| The installation and maintenance of a communal sewage plant, if decided on by adjoining owners and agreed to by the CEHOA, shall be the responsibility of the owners involved. | |
| The design of the sewerage and wastewater disposal system must be based on SABS 052-2 for drainage, which must also satisfy the by-laws of the local authority. | |
| All wastewater from the kitchen is to be filtered through a domestic type grease trap placed before the French drain | |
| A percolation test must be carried out on each French drain site and be interpreted by a professional engineer who shall recommend, in writing, the size and position of the French drain. | |
| Where percolation rates are not satisfactory an aerobic bio-digester sewage plant is to be included and installed. | |
| Once placed all sewage works must be left open and inspected by the Engineer, Estate Manager, owner or owner's agent and the Municipality. Covering over may only proceed after the certificate of approval is issued by the Estate Manager. | Covering the sewage system prior to obtaining Estate Manager approval will require re-opening the tank and soak pit to ensure compliance. |

WATER METERS

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| All houses are to be fitted with the standard 20mm water meter and valve and connected to the existing water supply. Water connection position is to be identified prior to building. | Metered water usage will be debited to the owner's month levy account. |
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FIRE FIGHTING EQUIPMENT AND FIRE PROTECTION

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| Each dwelling is to have one 30 meter long, 20mm fire hose reel. | |
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| The connection is to be separate from and independent of the water reticulation to the dwelling. | |
| Each home must have one 4.5 kg multi-purpose fire extinguisher. | |
| SA National Building Regulations require that a fire wall is required to divide adjoining habitable space and garage. (a 2 hour burn threshold is required.) | SANS10400-K regulations apply. |
| Any door directly linking adjoining habitable space and a garage shall be a safety fire door. (a 2 hour burn threshold is required) | SANS 10400-K regulations apply. |

LANDSCAPING AND THE ENVIRONMENT

Cathkin Estate is based on ecologically sustainable development principles that subscribe to ISO 14000 requirements.

In that context it is necessary that designs of both structures and landscape are ecologically friendly and therefore energy efficient, water sensitive, attractive and unobtrusive. The sites have largely a western aspect because of the slope and the view.

This will require careful planning to ensure that glare and reflective surfaces will not impinge onto the surroundings. Design should achieve passive thermal efficiency and control rather than relying on the application of air-conditioning. Similarly in winter the area can be cold and natural heating and temperature control must be considered.

The sites are orientated so that each site achieves maximum privacy and uninterrupted views as far as possible. However, on the sides the houses are close enough to require careful design consideration to ensure that privacy between neighbours is achieved.

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| Side walls should be penetrated as little as possible and balconies, verandahs, pools and braai areas are to be shielded from adjacent houses. | All existing houses will be given sight of any proposed house plan that is to be erected on either side before building commences. |
| All vegetation planted must be indigenous to South Africa. | Exotic plants may only be used if planted into containers. |
| In order to reduce food temptation to monkeys and baboons, no fruit trees may be planted. | Structured planting is suggested in specific areas to create windbreaks and provide privacy |
| An electrified stainless steel wire fence comprising a maximum of 3 strands, at a maximum height of 1.5m may be installed around the perimeter of the erf to protect plants from game, however if there is a swimming pool or water feature this fence is mandatory and is in | Guidance from the Estate garden committee is available to owners, on request. |

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| addition to the national regulations for swimming pool fences and the requirement for water features with plunge pools to be fitted with a pool safety net. | |
| All trees and shrubs must be planted within the confines of the erf boundaries and due consideration is to be given to full-grown size and the impact on neighbouring properties and their views. | Only subject to the approval of the ARC Committee may any planting be done outside the erf boundary. Such approval will be subject to an owner providing the reasons for wanting encroach on common property and him providing a detailed sketch of the proposal with full details of each plant i.e. botanical name, area to which it is indigenous and size when fully grown. Approval/rejection will be provided in writing. |

INSURANCE

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| <p>All building contracts must include the following insurances</p> <ul style="list-style-type: none"> • Builder's public liability insurance to cover damage to estate infrastructure etc at a minimum of R 1 000 000 (One million Rand) • Owner's Public Liability Insurance of at least R5 000 000.00 in addition to insurance to cover the cost of the project both during the building process and thereafter. (Five million Rand public liability plus homeowner insurance to the full value of the building being erected) <p>Written proof that all insurances are in place must be submitted to the before Site handover.</p> | |
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DEPOSITS AND FEES

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| Plans will not be considered if levies are outstanding. | <p>Document C1 – Part 19 “Schedule of Deposits, Fees and Fines related to Building on Cathkin Estates” is available from the Cathkin Estates office.</p> <p>Updating of this schedule is done as declared necessary by the Board.</p> |
| A Plan Approval Fee for a new build will be debited to the owner’s levy account on final approval of the plans by the ARC Committee. | |
| A Plan Approval Fee for alterations and additions will be debited to the owner’s levy account on final approval of the plans for the alterations and additions. | |
| <p>Prior to site handover for a new build the following fees are to paid in full:</p> <p>Electricity connection fee</p> <p>Partially refundable deposit for builders’ damages</p> <p>Partially refundable deposit for landscaping</p> | |
| Refundable deposits will be returned, free of interest, when all obligations to the Home Owners’ Association have been fulfilled. | |

BUILDING CONTRACTORS

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| All building contractors appointed to work on Cathkin Estates must be registered with the NHBRC, as must each individual building project. See paragraph 26.2 above. Contractor NHBRC Certification must remain valid for the duration of the contract. | Expired contractor certification may lead to site closure. |
| The contractors will be issued with and must sign acceptance of the Builders’ Conduct rules. They must be aware of all conditions pertaining to their work as contained in the Builders’ Conduct Rules, and must allow for complying with those conditions when submitting tenders. This includes awareness of the access road conditions via the “service” road that must be used for deliveries | |

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| All members of contracting firms and their sub-contractors will be issued with identity cards that must be carried at all times while on the Estate and they and their employees must adhere to all the rules and security aspects of the Estate. | |
| It is mandatory for all owners to hire an allocated builder's yard for the duration of building work, at the prescribed monthly rate and to pay the prescribed monthly waste removal fee. | Only a limited amount of building material may be stored on the erf. |
| FINES AND PENALTIES | |
| The Board of Trustees, at its sole discretion, has the right to impose fines and penalties for contravention of the Environmental Management Plan, Architectural Rules and Builders' Code of Conduct. Maximum fines will be as provided for and revised at each Annual General Meeting. | Document C1 – Part 19 "Schedule of Deposits, Fees and Fines related to Building on Cathkin Estates" is available from the Cathkin Estates office. Updating of this schedule is done as declared necessary by the Board. |
| No structural variations from the approved plan or amended approved plan will be allowed without resubmission and approval. All alterations that involve a usage change from non-habitable (garage/ patio) to habitable, whether as a total area, or partitioning impacts the bulk allocation of such area and will require additional bulk to be purchased. Change of usage requires plans to be submitted to ARC for approval and inspection and proof will be required for the purchase of the additional bulk. Following ARC approval these plans must be submitted to the local authority for their approval before work can commence. | A fine of R 10 000.00 will be imposed on any owner who undertakes alterations and additions without the necessary building approvals. Bulk infringements resulting from owners creating more habitable space than their bulk holding allows shall be liable for a R 10 000.00 fine. |
| Builds that exceed the allotted 12 month period from site handover to handing over of Municipal Occupation Certificate shall result in a monthly penalty to the owner equivalent to an additional one third of the monthly levy for each additional month or part thereof. | It is the responsibility of the Owner and Project Manager to keep the building project on time. |

DRAWING SUBMISSION AND SCRUTINY PROCEDURE

All proposals are to be lodged for official scrutiny at the stages of development listed below.

| DETAIL | OUTLINE OF PROCESS |
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| <p>Initial Meeting</p> <p>An initial meeting is to take place before plans are drawn. The latest ARC guidelines are to be signed for.</p> | <p>Owner, Architect, Estate Manager & at least 2 members of ARC are to attend to discuss the Estate and Environmental Management Plan, in relation to the proposed concept. This is an important meeting to identify key pointers and rules and specify approval stages. The purpose of the meeting is to pre-empt design issues and costly amendments.</p> |
| <p>Work stage 1 – concept design</p> <ul style="list-style-type: none"> • The drawings are to show in broad principle the design response to the particular site, the adjacent developments and the design guidelines. • The signed Designer's Declaration form must accompany the concept plan. This form is to be signed by both the Architect and the Owner. <p>Issues of particular importance include:</p> <ul style="list-style-type: none"> • Relationship to neighbouring houses • Impact of view on neighbours • Interpretation of aspect and orientation • Massing of the house with respect to form and height • Conventional or alternative build method • General interpretation of guidelines • Broad idea of materials and colours to be used. | <p>The Architect is to request a meeting with the ARC committee to present the Concept Drawings. The committee will endeavour to set up this meeting within 2 weeks of receiving the request and will respond within 1 week of such meeting.</p> |

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| <p>Drawings to include:</p> <ul style="list-style-type: none"> • Paper prints size A3 • Scale 1:100. Site plan 1:200 • Areas of house, garages and erf, allowable bulk, coverage • Site boundary dimensions, building lines and distance of buildings from site boundaries. • North point • Entrance point • Future extensions if any • Contours, datum, levels, cut and fill • Planting layout and paved areas including driveways. • Two sets of drawings required for concept design, one of which will be retained by ARC <p>The proposals will be approved / commented upon or rejected within 2 weeks of receipt of drawings.</p> | |
| <p>Work stage 2 – final design</p> <p>The drawings are to show the final detail design while addressing all the issues mentioned for the concept design.</p> <p>Details and brief specification for all proposed materials and colours to be submitted together with samples</p> <p>Architectural language. In order to assist in the creation of a unified and homogenous development while still allowing for variation and diversity of design the following “styles” will not be allowed within the development: Cape Dutch, Edwardian, Victorian, Tuscan, neo-classical, log cabin and so called “high tech” with excessive glazing or metallic finishes.</p> <p>No thatched roofs are allowed on the main house or any other feature. See paragraph 12.1 above.</p> <p>Drawings to include</p> <ul style="list-style-type: none"> • Paper prints size A1 with 5 copies for the local authority to approve plus an additional copy to be retained by the estate until such time as one carrying local authority stamp of approval is provided to the estate i.e. a total of 6 copies to be submitted to ARC. | <p>The Architect to set up a third meeting at which the final design is submitted for approval.</p> <p>A checklist of details required on the final plans is available from the Cathkin office.</p> <p>The committee will endeavour to set up this meeting within 2 weeks of receiving the request and will respond within 1 week of such meeting.</p> <p>The Committee will check the bulk calculations and if necessary will advise owner on purchasing additional bulk. Final plans will not be approved until required bulk has been purchased and paid for in full.</p> <p>Once the plans are approved by the estate they may be submitted to Okhahlamba Municipality for their approval. Supporting documents such as a</p> |

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| <ul style="list-style-type: none"> • Scale 1:100. Site plan 1:200 together with a 1:50 section showing typical structure and all required heights, overhangs etc. • All other items required for the concept plans. • A perspective / model may be requested if considered necessary. • Storm water control on erf and driveway • Proposed solar / alternative energy installations • Materials to be used and proposed colours • Sewage plan, materials and percolation/geotech test results • It should be noted that in order to avoid future conflicts, all house plans will be shown to existing neighbours prior to being signed off by the ARC. • The proposals will be approved / commented upon or rejected within two weeks of receipt of the drawings. • On receipt of ARC approval of final drawings the Plans should be submitted to Okhahlamba Municipality for their approval. | <p>letter confirming Estate approval as well as a copy of the Estate's Bulk Register will be provided.</p> |
| <p>Work stage 3 – Post Plan Approval Mandatory Meetings & Inspections</p> <p>Once all planning is complete and approvals have been granted plus a copy of the approved plans carrying the municipal stamp of approval has been lodged with the Estate Manager, a meeting will take place with the Owner (if possible), Architect, Builder, Project Manager, the Architectural Review Committee (ARC) and the Estate Manager to:</p> <ul style="list-style-type: none"> • Confirm that the required amount of extra bulk has been purchased and is fully paid for. • Reinforce the rules governing placement of key elements such as siting of DSTV / TV / Wi Fi aerials, positioning of air conditioning units and solar panels, water storage units and other random elements. • Highlight rules regarding exterior paint colours, which need ARC approval • Identify/introduce the Project Manager, • Go through the Builders Code of Conduct and obtain signed Certificate 2 - "Builder Acceptance of Builders Conduct Rules". | <p>A suitably qualified person, other than the builder, is required on each build to drive the building process and oversee the building work as project manager, to ensure full compliance with Estate Rules.</p> <p>This person (project manager) will also be the person with whom the Estate manager liaises on all Builder's Conduct Rules as well as any concerns that may be identified by the ARC Committee or the Estate Manager.</p> |

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| Certificate 1 – Confirmation of Guidelines & Rules | |
| <p>Once the plans have been approved, any proposed variations to the exterior of the building require resubmission first to the Estate and then to the Municipality. Re-submissions are to be in duplicate and may be subject to a re-scrutiny fee as may be determined from time to time.</p> | <p>See above section on Fines and Penalties.</p> |
| <p>Builder's Code of Conduct & Insurance</p> <p>Prior to site hand over the Estate Manager will go through the Builder's Code of Conduct and the builder will be required to sign acceptance.</p> <p>The builder will need to provide a copy of his company's Public Liability Insurance Policy for the build, with a minimum value of R1 000 000 (one million Rand).</p> <p>The owner will need to provide a copy of his personal Public Liability Insurance Policy for the build, with a minimum value of R 5 000 000 (five million Rand), as well as personal home insurance to cover the cost of the project.</p> <p>Certificate 2 – Builder's Acceptance of Conduct Rules</p> | <p>Builder's policy to be valid for duration of build and snagging.</p> <p>Owner's policy to be valid for duration of ownership on Cathkin Estates.</p> |
| <p>Site Hand Over</p> <p>This meeting of Builder, Project Manager, ARC and Estate Manager will take place on the building site to:</p> <ul style="list-style-type: none"> • Do an environmental check on the site, and ▪ Identify pegs and boundaries, electricity supply point, water supply point, and positioning of waste/sewage disposal. • Certificate 3 – Site Hand Over will be issued allowing the Builder to clear the site and commence the land cut. | |
| <p>Site Layout</p> <p>A meeting of Architect, Builder, Project Manager, ARC and Estate Manager will take place once the cut has been completed and the footprint has been drawn (using dry cement):</p> <p>To be checked are:</p> | |

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| <ul style="list-style-type: none"> • The site has been properly fenced and a gate is fitted, • Builder's board is in place. • A waste enclosure has been created • A toilet is in place, • The water meter is installed; • The footprint falls within the building lines. • The cut is sufficient for roof line to comply with Guidelines. • The condition of the road and verge. <p>Certificate 4 – Cut & Footprint Inspection will be issued authorizing the commencement of digging foundations.</p> | |
| <p>Excavation for Foundations</p> <p>Following the digging of the foundations and PRIOR to casting of concrete a meeting of Project Manager, Builder, ARC and Estate Manager will determine that foundations as dug comply with the approved plan and fall within the building lines.</p> <p>Certificate 5 – Cut Foundation Inspection will be issued authorizing the casting of the concrete foundations.</p> | |
| <p>Concrete Foundations and Pest Control</p> <p>Immediately the pest control has been done, the company representative must sign off the relevant estate form and supply the estate manager with a copy of his certificate.</p> <p>Prior to commencing with building walls the project manager must provide certification that the foundations have been inspected and conform to National Building Regulations standards. Such certification must be from the NHBRC or the Okhahlamba Municipal Building Inspector or the appointed engineer for the build.</p> <p>Certificate 6 – Certification of Cast Concrete Foundations</p> | <p>This should be done before he departs the estate.</p> <p>The estate manager will not permit bricklaying to commence until the foundations have been certified.</p> |
| <p>Pre-Roof Certification</p> <p>Prior to fitting of roof trusses the project manager must provide certification that the brickwork, tying in and lintels have been inspected and conform to National Building Regulations standards.</p> | |

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| <p>Such certification must be from the NHBRC or the Okhahlamba Municipal Building Inspector or the appointed engineer for the build.</p> <p>Certificate 7 – Pre-roof Certification Walls, lintels, concrete beams etc.</p> | |
| <p>Roof Certification</p> <p>It is a requirement that once a roof has been completed it must be inspected and certified by NHBRC / Municipal Building Inspector / Engineer. This certificate is to be given to the estate manager and is a requirement for the final occupation certificate.</p> <p>Certificate 8 – Certification of Roof Structure</p> | |
| <p>Sewage System</p> <p>Once the Sewage disposal system has been installed and connected and PRIOR to covering over an inspection of the installation by the Project Manager, ARC and Estate Manager will take place</p> <p>Certificate 9 – Inspection and Certification of Sewage System Prior to Closure</p> | |
| <p>Swimming Pools/Water Features</p> <p>An inspection will be made of any swimming pool/water feature built on site to check:</p> <ul style="list-style-type: none"> • Building lines, colour, noise factor • Pool fence complies with Municipal Bylaws • Water features with plunge pool has covering net or has false bottom safety feature • Filter is replaceable cartridge type (not sand) • Discharge complies with rules. <p>Certificate 10 – Swimming Pool Approval</p> | |
| <p>Final Inspection</p> <p>An inspection of the completed build will be held with the Architect, Builder, Project Manager, ARC and Estate Manager.</p> <ul style="list-style-type: none"> • This meeting will take place once all Compliance Certificates (gas, plumbing, electrical, engineer, pest control etc.) have been handed over to the Estate Manager and the Architect/Project Manager/Owner has provided the Estate a set of final 'as built' plans. | <p>In order to receive an occupation certificate, the property owner must lodge with the Architectural Review Committee the Compliance Certificates for regulated installations such as NHBRC, plumbing, electrical and solar installations (where applicable), pest control, Engineer's, gas and glazing, as well copies of the Municipal inspection</p> |

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| <ul style="list-style-type: none"> The final product must satisfy the Architectural Guidelines and have received an Occupation Certificate from Okhahlamba Municipality. <p>Once all conditions are met to the satisfaction of ARC and Estate Manager a Final Certificate for Occupation will be issued to the Owner.</p> <p>Certificate 12 – Final Occupation Certificate</p> | <p>documentation.</p> <p>The building must be fully compliant all Architectural Rules of the Estate.</p> <p>The erf and verge are to be cleaned of all builder's materials and rubble and any excess soil must be deposited in strict accordance with the Estate Manager's instructions.</p> <p>Any environmental damage to common property or adjoining erven is to be rehabilitated under strict control of the Estate Manager.</p> |
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NOTE: CONDITIONAL APPROVAL OF PLANS

While the Cathkin Estates Architectural Rules and Guidelines are designed to provide a sound dwelling in a particularly sensitive environment, cognisance is taken of

- i) The very high cost of both new builds and alterations and additions;
- ii) New innovations and concepts at every level of a build;
- iii) The building industry's need to keep abreast of international trends;
- iv) Creativity of designers and
- v) The aspirations of the owners.

The ARC Committee, during the plan approval process, reserves the right to apply a conditional approval for plans that contain elements that deviate from those generally specified in the National Building Regulations and SABS standards.

The conditional approval places the onus on the owner / architect to provide the ARC Committee with a letter from a relevant authority (eg. SABS, Okhahlamba Municipality) stating that they grant approval for the use of such a product for the stated intended purpose. Failure to obtain such approval will require the use of a standard product or alternatively rejected plans.



DESIGNER AND OWNER DECLARATION OF COMPLIANCE

To be submitted as part of Work Stage 1

ERF NO: _____ VILLAGE: _____

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|----------------|----------|
| Name of Owner: | |
| Address: | |
| Email: | Cell no. |

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| Name of Architect / Approved Designer: | |
| Address: | |
| Email: | Cell no. |

Nature of Design:

| | |
|-----------|---------------------|
| New House | Addition/Alteration |
| | |

We, the above architect/designer and owner, are aware of the estate layout and have duly considered both the Architectural Rules and Guidelines and the Environment Management Plan (EMP). We hereby submit our proposal and declare that to the best of our knowledge, these plans comply with the EMP and the Architectural Rules and Guidelines of Cathkin Estates as well as the National Building Regulations and relevant SANS specifications. Furthermore we accept that, during the building stage, if any aspect/s is/are identified as not complying, they will need to be made compliant, at the owner's expense and in accordance with its Memorandum of Incorporation, the Estate, at its sole discretion, reserves the right to impose a fine on the owner.

SIGNATURE: _____ Architect/Designer Qualification: _____ Date: _____

SIGNATURE: _____ Owner Date: _____