

GOLF VIEW HOME OWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

(As approved on 20 June 2013 and applicable on ALL building activities with immediate effect)

Owners and their building contractors must comply with the following architectural rules and guidelines to ensure an orderly process of development, protecting the interests of all residents.

PRE-CONDITIONS

The following preconditions shall be complied with before building activities may commence: -

- A. **Building plans to be approved by the Golf View HOA and Local Authority – R 1500 – excl VAT - plan scrutiny fee paid to the appointed Architect for individual stands;**
The fee for DEVELOPMENT STANDS will be determined on consultation with the Estate Architect;
- B. **Set of approved building plans to be kept on site at all times;**
- C. **ALL structures and external finishes must match the existing of each complex – this undertaking must be stipulated on each plan.**
- D. **Before paintwork commences – paint samples must be painted on the wall of the structure to be painted. The HOA's building inspector must then be notified to inspect the painted samples for approval BEFORE ANY PAINTWORK MAY COMMENCE.**
- E. **Temporary occupation certificates – The certificate will be issued at a fee of R 500 per certificate and with a completion date. Thereafter fines will be issued for noncompetition.**
- F. **Inspection fees on alterations –**
Architect – R 750
Building Controller – R 750
- G. **Sidewalk deposit to be paid to the HOA – R 5000; DEVELOPMENT STANDS will be determined with plan approval;**
- H. **Photographs of the entire pavement area in front of the stand must be submitted to the HOA before building work starts AND after completion of building works before the pavement deposit is refunded;**
- I. **Builders deposit to be paid to the HOA – R 5000; DEVELOPMENT STANDS will be determined with plan approval;**
- J. **Building inspector fee paid to the HOA – R 3000; DEVELOPMENT STANDS will be determined with plan approval;**
- K. **All levies to the HOA to be paid up to date;**
- L. **Water connection to be obtained – All stands in Mandarin must have water meter connections;**
- M. **Electrical connection to be obtained;**

N. Payments to be made to –
GOLF VIEW HOA – NED bank – Nelspruit –
Branch code – 146-805
Account nr - 146 8110 586

1. WORK REQUIRING PERMISSION

Any owner intending to carry out any of the following activities must obtain prior written approval from the Golf View Home Owners Association

- 1.1 Site Plans for new buildings and all structural, aesthetic and external alterations to existing structures.
- 1.2 Underground construction (i.e.) drains, water pipes, electricity, telephone conduits or any other underground work.
- 1.3 Painting and repair of external facades.
- 1.4 Awnings, projecting roofs and trellises.
- 1.5 Garages and carports.
- 1.6 Swimming pools and external paving.
- 1.7 Walls, gates or any landscape construction.
- 1.8 Cutting down of trees.

2. APPROVAL OF BUILDING PLANS

2.1 The directors of the Golf View Home Owners Association may appoint a committee or individuals to act **as Estate Architect and Building Inspector** to whom they have delegated the authority to approve building plans for new houses or alterations to existing houses within the Estate as well as exercising control over building activities with regards to the rules laid down by Management.

2.2 An owner will be required to submit the building plans to the Estate Architect for inspection. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document and **shall be accompanied by the applicable plan scrutiny fee of R 1,500.00 (One Thousand Five Hundred Rand) (VAT excluded) for a single stand payable directly to the Estate Architect.**

The Estate Architect on consultation will determine the fee for DEVELOPMENT STANDS.

- 2.3 Two copies of all documents shall be submitted for approval. One copy to be retained by the Committee for its records and the other returned with stamped approval together with any comments to the owner.
- 2.4 In order to avoid unnecessary costs, it is recommended that an owner arrange a consultation with the Estate Architect before proceeding with the design of his house. The cost of the consultation is included in the plan scrutiny fee.
- 2.5 If building plans contain adequate information and conform to the Estate rules and the approved architectural style, they will be approved within one week of submission.
- 2.6 **The building plans must be submitted to Golf View Home Owners Association, Nelspruit -**

3. LOCAL AUTHORITIES

Once plans have been approved and stamped and signed by the Estate Architect, the building plans may be submitted to the Local Authority for its consideration. On receipt of the Local Authority's approval, the owner may proceed with the construction of the building in accordance with the building by-laws, standard building regulations and the approved building plans, and Golf View HOA Architectural Guidelines.

4. TIME WITHIN WHICH BUILDING IS TO BE COMMENCED AND COMPLETED

INDIVIDUAL STANDS – NEROLI & MANDARIN GROVE

- 4.1 Building and construction work on residential stands with a date of registration of first transfer before October 2010 **must commence within 9 (nine) months from 1 October 2010 and must be completed by end of March 2012.**

OR (where applicable)

Building and construction work on residential stands to start within 9 (nine) months from the date of registration of first transfer after October 2010 and must be completed within 9 (nine) months from when construction started.

- 4.2 Should a stand be sold, **the new buyer** will have **the remainder of the original period** to complete the house. The HOA will grant the first 3 months to have the plans prepared and approved.

- 4.3 The Golf View HOA will impose a penalty levy should the above building periods not be adhered to. **The penalty levy will be R2, 500.00** (Two Thousand Five Hundred Rand) per month for each month or portion thereof that the owner exceeds the time limit **for the first 6 months. Thereafter the penalty levy will double every 6 months.**
- 4.4 The seller of a stand where a penalty levy is applicable **will be liable for the penalty levies up to 3 months after registration** in the new owners name to give the new owner time to prepare and approve the building plans.

DEVELOPMENT STANDS

- 4.5 Construction on development stands **has to be completed within 30 months from date of registration. Penalties** will be as in 4.3 above and will be calculated on the number of uncompleted units.

ALL OTHER UNDEVELOPED REGISTERED STANDS

- 4.6 Building and construction work **must commence within 9 (nine) months from the 1st of October 2010 and must be completed within 9 (nine) months from when construction started.**

5. TRANSGRESSION AND PENALTIES

Should any construction work not comply with the terms and conditions of the approved project, the Golf View Home Owners Association will formally notify the owner to cease all activities and modify the work and/or drawings in order to comply with the terms and conditions herein. If the owner fails to comply with this notice then the Golf View HOA will apply to the judicial authorities in order to obtain a formal stop order. The legal costs will be for the account of the owner and the owner will also be responsible to restore the site to its former state.

6. CONDITIONS RELATING TO THE EXECUTION OF THE WORKS

The following conditions are to ensure that all construction activity at Golf View proceeds in an orderly manner, with the least possible disruption to other property owners. These conditions relate specifically to building contractor activity and are binding on all owners. It is the responsibility of the owners to ensure that their building contractor is made aware of the conditions and comply strictly with them. **The conditions for building contractors are set out in the document “Builders Code of Conduct”, which document must be read in conjunction with this document.**

If it becomes apparent that a contractor is not following the conditions, the Golf View HOA will have the right to suspend building activities immediately and accepts no liability for any losses sustained by the owner as a result of this action.

7. ARCHITECTURAL RESTRICTIONS

The objective is to achieve an interesting range of mutually compatible house designs, where much freedom is allowed, within the framework of the architectural guidelines provided herewith.

All houses (included outbuildings) shall be designed to conform to the guidelines as to the satisfaction of the Golf View Estate Architect. **The decision on whether or not the plans are acceptable, shall be at the sole discretion of the Golf View Estate Architect**, which decision shall be taken within the framework of the guidelines contained herein.

The following will be used as a guideline – Houses in NEROLI must have the same architecture and aesthetics as the existing houses.
Houses in Mandarin Grove must have the same architecture and aesthetics as the existing houses

8. MINIMUM HOUSE SIZE and HEIGHTS OF BUILDINGS

The minimum house size must not be smaller than the smallest existing house in Neroli or in Mandarin, which ever is applicable. The plans that the Neroli Developers used will be available on request.

Garages or Carports is allowed in NEROLI while **ONLY garages is allowed in Mandarin Grove**

HEIGHTS OF BUILDINGS and DENSITY of developments

Mandarin Grove and Neroli – Heights may not exceed this of existing buildings. **The Estate Architect must be consulted before plans are drawn regarding the heights of buildings.** The existing buildings and the effect the new structure will have on neighbouring properties will be used as a guideline. The zoned density of the development may not be changed.

NEW DEVELOPMENT STANDS - **The Estate Architect must be consulted before plans are drawn regarding the heights and density of buildings in the development.** The zoned density of the development may not be changed.

9. BUILDING LINES

9.1 No permanent structures shall be erected **over (within)** the building lines on any individual property;

9.2 **Boundaries** – 2 sides and the rear fence must be walled at least 1, 6 m high but not exceed 1,8m high. The street front fence will differ with the development as below -

9.2.1 **Mandarin Grove** - No solid fence shall be allowed on the street fronts. Owners are encouraged to use palisade fencing equal to the existing

perimeter palisade fencing, wherever possible. The colour of the palisade fencing must be the same as the existing.

- 9.2.2 **Neroli** – Owners will have a choice of a solid wall or full palisade fence. The colour of the Palisade fence will be dark brown as existing fences. Doggy bars 600 mm high are allowed to keep dogs in, **but no mesh of any kind will be allowed.**

10. PLANNING AND LAYOUT OF STAND BOUNDARIES

In order to avoid the hostile and unsightly appearance of many residential areas, the planning of stand boundaries is considered to be of great importance and must be detailed on the house plans submitted for approval. The following will apply:

- 10.1 No structures shall be erected within a distance of 3 (Three) metres from the boundary between a stand and a street. If the Golf View Estate Architect is satisfied that it is necessary for the garage to be located closer than 3 (Three) metres to the street boundary of a stand, then that part of the garage visible from the street shall be of a design and finish approved by the said Estate Architect.
- 10.2 If for reasons of privacy (for example to screen a swimming pool or to screen a laundry and drying yard area), it is desired to provide a visually impenetrable barrier between the house and the street, such barrier shall be achieved by means of a wall integrated into the design of the house and of a design and finish approved by Golf View Estate Architect.
- 10.3 Wendy houses or temporary stores must have a flat roof, not be higher than the boundary wall and painted the same colour as the house – including the roof and screened from the street.
- 10.3 Walls between stands shall not exceed 1.8m (One Comma Eight Metres) in height.

11. TREATMENT OF STORMWATER

- 11.1 Owners must take considerable care to landscape their properties in such a way that storm water flow be directed towards the streets and other storm water ducts and catchment areas.
- 11.2 It will be expected from all owners of lower lying properties to accommodate the excess storm water from higher lying areas, which cannot be directed to the storm water channels as provided.

12. LANDSCAPING

Landscaping should be implemented in order to prevent erosion and help deal with storm water.

Owners are encouraged to plant indigenous rather than exotic plant species.

Landscaping should respect existing trees on the property.

Established vegetation within the road reserve should be taken into account when positioning access points to sites.

Under no circumstances are any indigenous plants to be removed without proper written consent from the Golf View HOA.

13. DSTV AND RADIO

Positioning of TV antenna and satellite dishes and other unsightly objects such as washing lines, Wendy houses etc, are subject to approval by the Golf View HOA

14. ARCHITECTURAL SPECIFICATIONS

The architectural specifications with regard to colour and other finishing specifications shall be as per Annexure A hereto.

SIGNED AT _____ ON THE _____ OF _____.

Erf _____

Development _____

Name

Signature