

SANDOWN BAY

DEVELOPMENT RULES

REVISION : LOCAL AUTHORITY SUBMISSION

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A. INTRODUCTION TO THE DEVELOPMENT RULES

1. Preamble

- 1.1 Sandown Bay was founded in terms of SECTION 29 of the LAND USE PLANNING ORDINANCE No. 15 of 1985.
- 1.2 This Sandown Bay Development Rules (DR) document replaces the original Design Manual document, as required by the Overstrand Municipality in order to facilitate a meaningful statutory approval and regulation process.
- 1.3 The Trustees have, with the consent of the Sandown Bay Home Owner's Association (SBHOA), instructed the Controlling Architect (CA) to produce this document, and serve as the final arbiter of design interpretation and to expedite conflict resolution in terms of these DR.
- 1.4 Given the promulgation of the South African National Standard's (SANS 10400) Part X & XA, the Energy Efficiency in Buildings Act, additional clauses were required and have been integrated herein.
- 1.5 Modifications & specifications have been introduced to clarify the intent & character of the original concept.
- 1.6 Certain design features of existing buildings that were approved & built before the above date, may not be used as precedent, nor may previous the guidelines be used to justify departures for current proposed dwellings & associated structures.
- 1.7 Any plan submitted from December 2013 onwards are obliged to comply with these development rules in terms of the SBHOA constitution.

2. Introduction

- 2.1 The Sandown Bay Development Rules provides a framework for the initial design, later alterations & additions, and approval process for proposed interventions in the private development.
- 2.2 These rules are supplementary to the requirements of the Local Authority (LA) and the National Building Regulations (NBR).
- 2.3 The SBHOA reserves the right to vary the requirements contained within this document, subject to the approval of the Overstrand Municipality, from time to time as deemed necessary to ensure that the stated intensions are maintained.
- 2.4 The onus is on the individual Owner / Member to ensure the latest revision is made available to the Designer.
- 2.5 The Owner and his appointed Contractor will be subject to the provisions of the Sandown Bay Constitution and these development rules documents which will be administered by the SBHOA.
- 2.6 In these guidelines the words "must" and "shall" indicate mandatory requirements, while the word "should" indicates preferred & recommended provisions.

3. Intent / Objectives

- 3.1 Implementation of these rules is considered necessary to facilitate a coherent architectural expression within Sandown Bay appropriate to a harsh climate, conform to sustainable design principles, take cognizance of the architectural expression of the existing buildings and those of the region, & preserve the natural beauty & views offered by the siting.
- 3.2 The intent is therefore to avoid harsh contrasts in the landscape and encourage contextually appropriate design responses in order to achieve harmony between the buildings and their sites, and amongst the buildings themselves,
- 3.3 A cohesive village atmosphere must be fostered, existing properties protected from haphazard, ad-hoc development, & the investment value of the residential estate as a whole enhanced.

4. Abbreviations

- 4.1 SBHOA : Sandown Bay Home Owners Association
- 4.2 BC : Building Committee consisting of two SBHOA Members
- 4.3 CA : Controlling Architect
- 4.4 SACAP : South African Council for the Architectural Profession
- 4.5 LA : Local Authority (Overstrand Municipality at Hermanus)
- 4.6 NBR : National Building Regulations
- 4.7 DR : Development Rules
- 4.8 SDP : Site Development Plan
- 4.9 NGL : Natural Ground Level
- 4.10 FPL : Finished Platform Level
- 4.11 FFL : Finished Floor Level
- 4.12 FC : Fibre Cement
- 4.13 SANS 10400 : South African National Standard
- 4.14 OS : Or Similar

A. INTRODUCTION TO THE DEVELOPMENT RULES CONTINUED ...**5. Character of Sandown Bay**

- 5.1 Situated on the Eastern bank of & overlooking the Botriver Lagoon & encircling Overberg mountains, within a unique and exclusive residential development, located in a nature reserve, Sandown Bay has a magnificent setting.
- 5.2 Sandown Bay is bordered by the Botriver Lagoon and estuary, which is managed by Cape Nature.
- 5.3 The sensitive nature of the estuary will have to be taken into account when designing and constructing on the lagoon edge.

6. Authority

- 6.1 The Owners shall abide by the terms and conditions of the stated requirements in the architectural treatment of all structures and site works, and the Owners grant to the SBHOA, and by extension the BC and CA, as a right, the application and enforcement of these rules, as stipulated in the SBHOA Constitution.

7. Architectural Expression

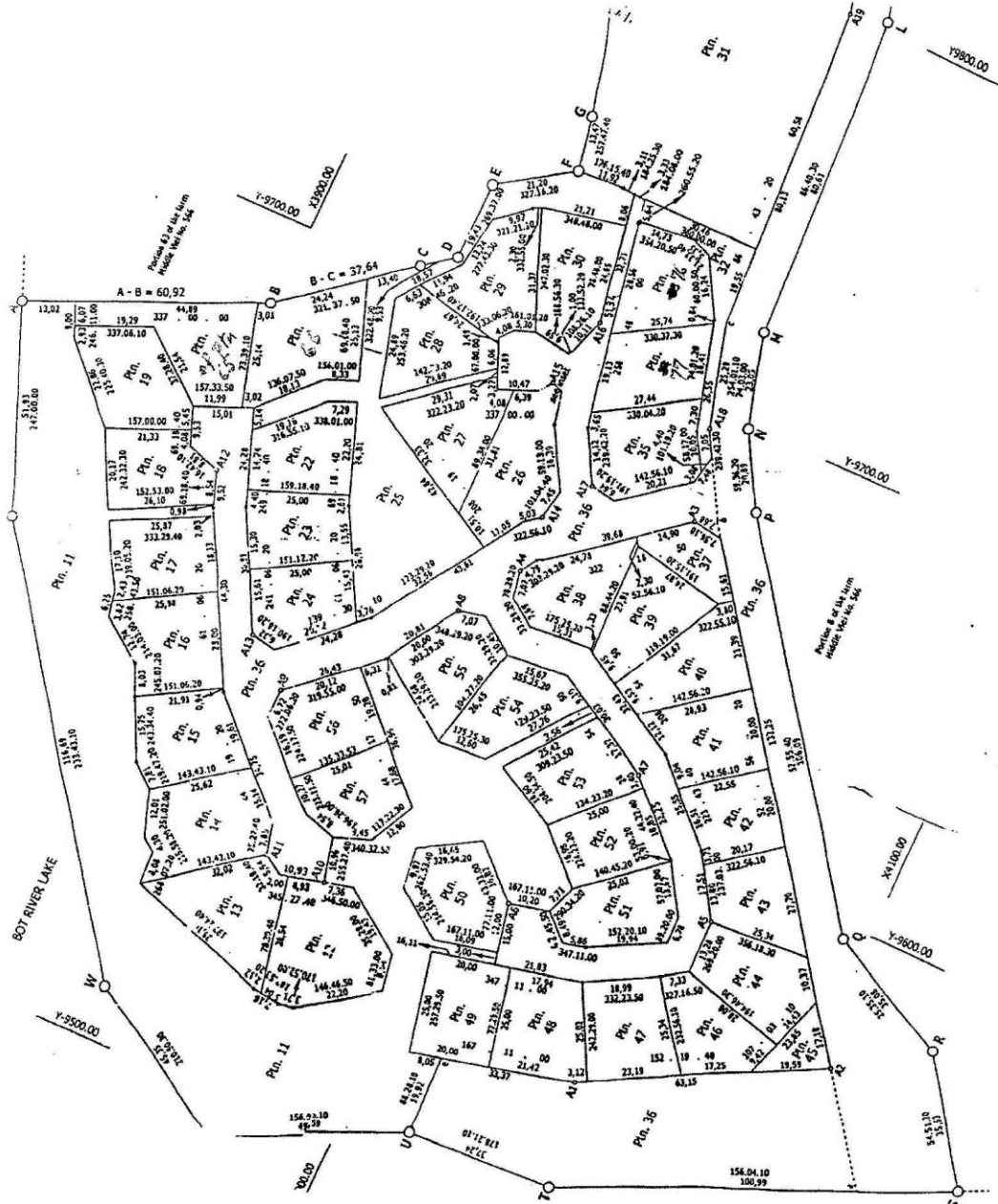
- 7.1 Freedom of individual expression is permitted, necessarily limited by these controls considered mutually advantageous to all Owners.
- 7.2 The overall architectural theme envisaged is a function of the natural, physical & climatic features of the site, should be characterized by a sense of timelessness & fit, and foster an indoor - outdoor, contemporary lifestyle.
- 7.3 The architectural style can be described as a contemporary reinterpretation of "Cape Vernacular", a style typical to the region, characterized by rectangular plan forms with double pitched roofs creating barn forms with associated gables, and shed roofed verandahs.
- 7.4 Fireplaces & chimneys typically project from the external envelope and are a major sculptural element.
- 7.5 Built forms consisting of simple rectangular shapes linked together in a variety of combinations of primary and secondary elements provide versatile solutions to domestic accommodation programmes, and permit future alterations & additions avoiding an "ad-hoc" character.
- 7.6 The building designs shall optimize the exceptional views, protect the glass surfaces & accord with colours reflecting the surrounding natural environment.
- 7.7 Designs that will result in heavy maintenance are not permitted.
- 7.8 Large monolithic structures are not permitted.
- 7.9 The footprint and elevations are to be articulated.
- 7.10 No log homes or imitations of "Dutch, Victorian, Spanish etc. style" houses will be permitted.

8. Planning Principles

- 8.1 Planning principles have been developed into parameters informing design responses reflecting the envisaged architectural language.
- 8.2 Primary building forms or elements are to accommodate the public and private components of a house, and be strongly associated with shared or separate outdoor spaces.
- 8.3 Secondary building elements are to connect and support the primary forms and further articulate the dwelling.
- 8.4 A minimum of screen walls will be permitted, mostly confined to service yards, to serve screening, privacy and security requirements.
- 8.5 Specific environmental conditions such as slopes, orientation and views enjoyed by the individual sites are fundamental design determinates of the various units.
- 8.6 Alterations and additions are to take cognizance of, and expand on, the existing orientation of the plan form.
- 8.7 The parameter variables, acting together, generate the built form, its relationship to the site, and define the nature and extent of the building envelope permitted.

B. SITE DEVELOPMENT PLAN (SDP)

Not to scale



C. DESIGN CONTROLS

1. Planning Parameters

1.1 Area

- 1.1.1 The area refers to the external footprint of roofed primary and secondary building elements.
- 1.1.2 Covered stoeps / verandahs, garages, covered walkways & other structures with a level more than 1,0m above the finished platform level (FPL) are included.
- 1.1.3 External uncovered landscaped platforms, pergolas, terraces or other structures with a highest floor level less than 1,0m above the FPL are excluded.
- 1.1.4 The minimum permitted area is 150 square meters.

1.2 Building Lines and Siting

- 1.2.1 Building lines will be according to *annexure B*.
- 1.2.2 All buildings shall be positioned within the building lines as indicated on the site plans.
- 1.2.3 The roof overhang may project over the building line by 600mm.
- 1.2.4 Buildings, outbuildings & ancillary structures shall be so sited as to cause, where possible, the least obstruction to adjoining properties, North light & views.
- 1.2.5 The buildings & drainage systems to be erected on erven 1 to 8 may not be erected on the site lower than the building platform as pre-determined by the BC, CA & Cape Nature.
- 1.2.6 No buildings, structures, gardens or other landscaping, paving, etc. may be constructed, laid or planted either permanently or temporarily below the 4,2m contour line above mean sea level on erven 1 to 7, & 15.

1.3 Height

- 1.3.1 The total height of the building measured from the mean natural ground level taken from the highest & lowest points adjoining the external envelope shall not exceed 7,5m to the top of the ridge (or any protrusion or approved architectural features, i.e. chimneys etc.) which may project above the line of the highest roof ridge.
- 1.3.2 A Land Surveyor's certificate that the height as built is compliant shall be submitted prior to occupation.
- 1.3.3 The height of secondary building elements is related to the building height of primary building elements.
- 1.3.4 The ground floor finished floor level shall not be raised more than 1.0m above the FPL.
- 1.3.5 The FPL shall be stated on the Architect's site plan, in relation to the Land Surveyor's topographical survey datum level.
- 1.3.6 FPL levels for Portions 13- 19, 44, 46 - 49 shall be as given in original sales deeds as per site plans.

1.4 On-site Parking

- 1.4.1 The provision of space and / or facilities for at least four cars per erf, i.e. two guest parking bays & two garage bays is mandatory.

2. Orientation

- 2.1 Buildings are to be orientated along the natural ground contours on the long axis where possible.
- 2.2 Factors such as views, privacy and orientation for enough sunlight will be important criteria for house plans.
- 2.3 Consideration will also be given to privacy when placing service yards and entertainment areas.

3. Plan Form

3.1 Plan Forms of Primary & Secondary Building Elements

- 3.1.1 Primary forms consist of rectangular barn forms, letter of the alphabet plans to primary forms are mandatory.
- 3.1.2 Primary building forms are connected by rectangular shed or flat roofed secondary elements.

3.2 Garages

- 3.2.1 Garages shall be attached to the dwelling or incorporated into the primary and / or secondary forms.

C. DESIGN CONTROLS CONTINUED ...**4. Building Envelope****4.1 Walls**

- 4.1.1 Primary form widths shall be a maximum of 6.7m and a minimum of 4.5m.
- 4.1.2 Secondary forms shall be a maximum width of 4.5m.
- 4.1.3 Maximum garage width shall be 6.7m, and maximum width of garage doors is 4.9m.
- 4.1.4 *Measurements* : shall be taken from the external building envelope to the various elements, i.e. including walls.

4.2 Roofs**4.2.1 Primary Forms :**

- (i) Can be either hipped, double pitch or monopitch roofed, the angle shall vary between minimum 22 & maximum 35 degrees.
- (ii) Ridge ventilators to hipped roofs are permitted.
- (iii) A minimum of 70% of the primary roof of the dwelling shall as stipulated in 4.2.1(i) above.

4.2.2 Secondary Forms :

- (i) Can be mono-pitch roofed, the angle shall vary between minimum 18 and maximum 22 degrees.
- (ii) Flat roofs are permitted, the angle shall be 0 degrees, constructed of waterproof concrete slabs receiving screed to falls, & finished in HW decking, slate tiling, or stone chipping on insulation sheeting.
- (iii) Side & back wall parapets are permitted as a simple wall extension, and must be a minimum of 250mm lower than the underside of the primary forms fascia.

D. BUILDING ELEMENTS**1. Roofs****1.1 Roof Form**

- 1.1.1 The roof form has been defined in section C.4.2 Building Envelope - Roofs.

1.2 Roof Pitch

- 1.2.1 The roof pitch has been defined in section C.4.2 Building Envelope - Roofs.

1.3 Roof Materials

- 1.3.1 Terracotta, sandy or neutral coloured concrete & terracotta clay roof tiles are permitted.
- 1.3.2 Natural stone slate tiles to pitched roofs are permitted, in shades of grey or mixed brown & grey.
- 1.3.3 Reinforced concrete flat roofs are to be covered with grey or brown stone chip, or tiled with grey or sandstone coloured natural stone slate.
- 1.3.4 Fibre cement (FC) or steel roof sheeting is not permitted.
- 1.3.5 Thatch covering is not permitted.

1.4 Roof Eaves**1.4.1 Double Pitch, Hipped & Mono-pitch Roof Eaves :**

- (i) Primary Forms : overhanging eaves, maximum 1000mm measured from the external wall to the outside of the gutter or tile edge, whichever projects the furthest, consistent to all eaves, are envisaged.
- (ii) Secondary Forms : as for primary forms.

1.4.2 Flat Roof Eaves :

- (i) Parapet walls are to be employed all round, with or without a capping, excluding to cantilevered RC slabs.
- (ii) Cantilevered RC slabs as shading devices / architectural features are permitted, maximum projection is 1000mm, maximum extent is 50% of the length of the elevation on which it occurs.

1.4.3 Fascia's & Barge Boards :

- (i) Fascias : are to be FC, painted.
- (ii) Barge Boards : to match fascias.

D. BUILDING ELEMENTS CONTINUED ...**1. Roofs continued ...****1.5 Rainwater Goods**

- 1.5.1 As large overhanging eaves are envisaged, the use of gutters is discouraged.
- 1.5.2 Where not used, provision for a 1,0m wide splash apron to dissipate water must be made.
- 1.5.3 If employed, gutters shall be either small or large ogee profile, seamless epoxy powder coated aluminium, & must be either concealed either within roof or behind fascias, if exposed, gutters are to match fascia & or external wall colours, see *annexure D*.
- 1.5.4 Rainwater downpipes shall be either rectangular fluted aluminium to match the gutter or 80mm diameter uPVC, and be either concealed or mounted flush with the wall plane and painted to match the external wall colour.
- 1.5.5 Bends to downpipes must be concealed.
- 1.5.6 No PVC or fibre cement gutters & downpipes are permitted.

1.6 Gable Ends

- 1.6.1 No parapet walled gable ends will be allowed.
- 1.6.2 Hipped ends & covered gables are permitted.
- 1.6.3 All gable ends shall have covered overhangs, minimum 400mm.

1.7 Roof and Dormer Windows

- 1.7.1 Roof windows are contained in the plane of the roof and may have opening sections, finish to be shades of grey.
- 1.7.2 Dormers may only be used to primary roofs, limited to those orientated towards the mountain or lagoon.
- 1.7.3 A maximum of two dormers per roof plane are permitted, maximum size 3,0m wide by 2.1m high, colour of external cladding to match roof, details of the construction & expression are to be submitted for approval.
- 1.7.4 Roof lights may be used to primary & secondary roofs, limited to those orientated towards the mountain or lagoon.
- 1.7.5 Roof lights shall be set into and match the plane & pitch of the roof, have a square or vertical proportion, colour of external framing to match roof colour, & shall be of the same size & spacing when placed in the same roof.

2. External Walls

- 2.1 Conventional cavity brick walling is envisaged with a high percentage of glazed elements to maximize views of the surrounding area.
- 2.2 Long uninterrupted walls with large surfaces will not be approved.
- 2.3 External brickwork to be finished in plaster, painted, for colours see *annexure D*.
- 2.4 Neutral spectrum face brickwork & approved sandstone will be allowed as plinths and in panels not more than 20% of the exterior brickwork surface, samples to be submitted to the BA & CA for approval prior to fixing.
- 2.5 Hardwood timber & fibre cement (FC) shiplap cladding / building planks are permitted, FC to be plain flat type only.
- 2.6 Only light or medium textured paint is permitted.
- 2.7 External plaster is to be steel or wood floated.
- 2.8 No Spanish style plaster is permitted.
- 2.9 No ornate plaster mouldings, concrete panel walls (e.g. off shutter concrete), or unplastered cement or ROK walls (e.g. bagged brick) will be permitted.

3. Windows, Doors, Shutters, Vents & Glazing

- 3.1 Openings should be large to optimize views & be protected from sun & rain by large overhangs, shutters (preferably sliding due to high wind conditions), pergola's, or horizontal louvred screens are to be employed.
- 3.2 Low-e or SolarVue Clear or Neutral glass or similar products / shades are permitted, any size allowed in terms of wall height is permitted.
- 3.3 Doors & windows shall be placed below eave overhangs, large elements are to be screened by pergolas or screens.
- 3.4 All door & window proportions & placing to be acceptable to the BC & CA.
- 3.5 All window frames must either be in stained & sealed, or painted HW, PVC, or epoxy powder coated aluminium.
- 3.6 Shutters are encouraged, section sizes are to be generous, no flimsy elements are permitted, & do not necessarily need to match the door or window colours.
- 3.7 Shutters are to be functional & match proportions of the doors or windows they cover, and can be folding or sliding.
- 3.8 Burglar proofing design patterns to be horizontal or vertical, to match window / door proportions, and be incorporated within the door or window or fixed internally, externally fixed elements are not permitted.
- 3.9 Garage doors to be maximum 4.9m wide in either timber, aluminium or Aluzinc, colour to match the external walls, the doors & windows, or the shutters, PVC garage doors are not permitted.

D. BUILDING ELEMENTS CONTINUED ...**3. Windows, Doors, Shutters, Vents & Glazing continued ...**

- 3.10 Special attention to the design of the entrance door is compulsory.
- 3.11 Anodized finished aluminium elements are not encouraged due to the harsh physical environment.
- 3.12 No concertina type security gates will be allowed.
- 3.13 No large, unshaded panes of glass, nor heavily tinted, coloured or reflective glazing is permitted.
- 3.14 No glass curtain walling is permitted.
- 3.15 Steel windows, doors or shutters are not permitted.
- 3.16 No "Winblock" type concrete framed windows or externally expressed glass bricks are permitted.
- 3.17 Small paned doors & windows are not permitted.
- 3.18 Fake shutters are not permitted.
- 3.19 For materials & finish refer to *annexure D*.

4. Balconies & Balustrades

- 4.1 Balustrade materials will be self-finished Balau os, stained or painted Meranti os, galvanized mild steel (GMS) for epoxy powder coating (*see annexure D*), clear frameless glass or stainless steel.
- 4.2 Brickwork balustrades are also permitted, plastered & painted as for walls, with or without a timber or painted GMS handrail.
- 4.3 No decorative cast or wrought iron, e.g. "Victorian broekie lace" or ornate iron or aluminium castings will be allowed.

5. Verandahs, Pergolas, Awnings & Canopies

- 5.1 Verandah shed roof form & pitch has been defined in section C.4.2 Building Envelope - Roofs.
- 5.2 Verandah shed roof and pergola posts to be generous, including 450 x 450mm fieldstone, 340 x 340mm smooth plastered & painted brick, or stained & sealed, or painted 90 x 90mm / 140 x 140mm planed timber.
- 5.3 Painted verandah and pergola posts shall match the door & window, or wall colour of the dwelling.
- 5.4 Pergola's beyond the building line may not be enclosed.
- 5.5 The maximum pergola overhang is 400mm.
- 5.6 Pergola's may be covered in planed timber laths or 'latte', support planting and carry canvas awnings in neutral or natural colours, solid colours only, not striped.
- 5.7 Horizontal sliding awnings mounted under pergola's to terraces & balconies are permitted.
- 5.8 Only translucent roof sheeting concealed by fascia boards may be used over pergola's.
- 5.9 No clip-on aluminium, galvanized steel or canvas awnings may be used over window & doors.
- 5.10 Pergolas may not be attached to covered terraces / verandahs.
- 5.11 No brightly coloured or brightly striped canvas may be used, only natural / neutral sandy or grey colours are permitted.
- 5.12 No gumpole or split pole pergola will be allowed.
- 5.13 No exposed creosote treated timber will be allowed.
- 5.14 Stand alone aluminium, steel, or plastic blinds or canopies are not permitted.
- 5.15 Shade cloth on pergolas is not permitted.

6. Fireplaces, Chimneys and Braai's

- 6.1 Chimneys may be constructed of materials as described under walls.
- 6.2 Chimneys may be higher than the primary roof ridge.
- 6.3 Permitted chimney cappings & cowls are traditionally constructed as for walls, or 316 grade stainless steel turbo type cowls.
- 6.4 Braai's, fireplaces & pizza ovens or similar structures must be attached to the house, orientated inward, or screened within the Service Yard, they may not be free-standing.

D. BUILDING ELEMENTS CONTINUED ...**7. Garaging & Carports**

- 7.1 A maximum of one double / tandem garage or two single garages may be built per erf.
- 7.2 Garage door materials are to be stained & sealed, or painted HW, or epoxy powder coated Zinalume or aluminium, colour to match either shutters or doors & windows, minimum width is 2,4m, maximum width is 4,9m.
- 7.3 Garages shall be attached to the dwelling or incorporated into the primary and / or secondary forms.
- 7.4 Carports are not permitted.
- 7.5 Where no garaging is proposed to be constructed, a masterplan is to be submitted depicting the possible position & expression of a minimum of two garages.
- 7.6 No prefabricated, temporary or makeshift garages & structures will be allowed.

8. Security and Floodlighting

- 8.1 Where installed, lighting is to be so positioned & screened so that it will not be intrusive or cause annoyance to users of any roads & Owners of other properties.
- 8.2 No illumination of the lagoon from private properties is allowed.

9. TV Antennas, Radio Aerials and Satellite Dishes

- 9.1 All antennas, aerials and dishes are to be attached below the eave line & positioned to prevent any portion protruding above the skyline of the dwelling.
- 9.2 Positions to be depicted on the sketch proposal(s) for the SBHOA approval.

10. Signage and Post Boxes

- 10.1 House numbers, letters & names must be submitted to & approved by the BC.
- 10.2 Maximum size is 400 x 400mm.
- 10.3 Numbers, if required, are to be positioned on the house, garden or boundary walls with high visibility.
- 10.4 No freestanding post boxes or signage will be allowed.
- 10.5 Mail slots in garage doors, house walls or boundary walls are recommended.

11. Solar Hot Water Cylinders, Collector Plates / Panels / Evacuated Tubes, & Water Tanks

- 11.1 Solar collector plates or evacuated tubes are to be mounted flush with the roof plane on double pitched or mono-pitched roofs.
- 11.2 Rainwater tanks must be screened within service yards, or occur underground, visible water tanks are not permitted.
- 11.3 Exposed solar HWC's are not permitted, split system is mandatory.
- 11.4 Collector plates or evacuated tubes elevated at angles visible above flat roof planes are not permitted.

12. Prohibited Structures

- 12.1 As no dogs, cats or other freely ambulatory pets are permitted, no animal pens or enclosures are permitted.
- 12.2 No caravans, pre-fabricated Wendy Houses or other temporary structures will be permitted except for use by a Contractor during the construction period of a dwelling.
- 12.3 No thatch roof gazebos are permitted.

E. SITE WORKS**1. Site Enclosure / Temporary Fencing**

- 1.1 Each dwelling construction space, including terraces, is to be enclosed by a shade cloth fence 1.8m high, to clearly define the area to be disturbed, and to avoid encroachment on neighbouring houses or damaging the surrounding vegetation.
- 1.2 The fence must be maintained for the duration of the construction period.
- 1.3 The fence must be removed immediately after construction has been completed.
- 1.4 Further conditions may be submitted by the BC and / or CA as deemed necessary.

2. Topsoil Protection, Sand Stabilization & Prevention of Pollution

- 2.1 Topsoil & organic material should be removed from the building platform area & carefully stored for re-use in landscape work.
- 2.2 All private outdoor areas immediately around the dwelling are to be properly stabilized with paving, gravel, grass or ground cover plants to prevent wind blown sand.
- 2.3 During the construction of any or all buildings & structures on erven 1 to 7, 15, adequate measures are to be taken by the Owner to complete satisfaction of the SBHOA & Cape Nature to ensure that no sand, stone or any of the building rubble lands in or otherwise pollutes, discolours or visually detracts from the pristine nature of the lagoon & neighbouring properties.

3. Fill Material

- 3.1 Cutting & filling to the dwelling & associated structures platform is to be designed to minimize the necessity for imported fill.
- 3.2 Material devoid of alien organics should be imported where required.
- 3.3 No excavation of, or damage to the common areas is permitted.

4. Boundary, Retaining, Screen & Garden Walls, Fences & Gates

- 4.1 No boundary walls will be allowed on the street front & at the back boundary on the communal gardens.
- 4.2 Side boundary walls of maximum 1,8m high between erven will only be allowed in line with the width of the building.
- 4.3 Exceptions to back & front wall regulations :
 - 4.3.1 *Boundary walls will be allowed along existing cement road boundary for units :*
26 (portion 40), 27 (portion 41), 28 (portion 42), 29 (portion 43) & 30 (portion 44)
 - 4.3.2 *Along Eastern boundary for units :*
14 (portion 21), 15 (portion 20), 18 (portion 28), 19 (portion 29) & 20 (portion 30)
 - 4.3.3 Should the owners of the above units wish to build a boundary wall along the Eastern boundary, the walls shall be of ROK brick; size 110mm x 220mm, plastered & painted white.
 - 4.3.4 This wall must follow the specifications of the wall alongside the existing cement road, on the boundary of units; 21 (portion 33), 22 (portion 34) & 23 (portion 35).
- 4.4 No boundary walls are to be constructed closer to the water of the lagoon than the 50 year flood line.
- 4.5 Gate materials will be self-finished Balau os, stained & sealed or painted Meranti os, galvanized & painted mild steel or epoxy powder coated aluminium.
- 4.6 No decorative cast or wrought iron, e.g. Victorian broekie lace or ornate iron or aluminium castings will be allowed.
- 4.7 No looped steel pool fencing will be permitted.
- 4.8 No pre-fabricated concrete walls or timber picket fences will be permitted.
- 4.9 Unplastered brick or block walls, log type balustrade fencing, metal & looped pool fencing will not be allowed.
- 4.10 For materials & finish refer to *annexure D*.

5. Entrance Walkways, Driveways, Guest Parking and Curb Crossings

- 5.1 Driveways shall be extended by the house owner to roadway kerb, configuration to be approved by BC & CA.
- 5.2 Driveways shall be a maximum 6.0m wide to double garages, and maximum 3.0m wide to single garages.
- 5.3 Each dwelling shall have only one driveway.
- 5.4 Driveways & Guest Parking Bays shall be finished in clay or precast concrete pavers to match Sandown bay road & path finishes, or precast concrete hard lawn blocks to receive Buffalo grass planting.
- 5.5 Where existing driveways are replaced they shall conform to the above finishes.

E. SITE WORKS CONTINUED ...**6. Drying / Service / Kitchen Yards & Walls**

- 6.1 Drying / service / kitchen yards must be screened from the street front & Neighbours.
- 6.2 Yard screen walls are to be a minimum of 2.0m high.
- 6.3 Wash lines, Municipal wheeled type os refuse bins & gas containers may not be visible.
- 6.4 For materials & finish refer to *Annexure D*.

7. Terraces & Decks

- 7.1 Finished level of terraces or decks shall not be higher than the internal finished floor level of the dwelling.
- 7.2 May be constructed immediately adjoining the dwelling, limited to 5.0m width.
- 7.3 Finished level of terraces & decks must not be higher than 1,0m above natural ground level, preventing the necessary provision of a balustrade.

8. Flagpoles

- 8.1 Flagpoles penetrating the skyline as described above are not allowed unless motivation has been provided for the approval of the SBHOA.

9. Swimming Pools

- 9.1 No portable pools will be allowed, pools to be built and fibreglass lined or pre-fabricated / drop-in by an Accredited Installer.
- 9.2 Pools must not be visible from roads.
- 9.3 Filtration & heat pumps must be concealed.
- 9.4 Pools must be constructed with Local Authority (LA) approval at all times.
- 9.5 See section E 4 for the permitted pool enclosure materials.
- 9.6 Black pipe type solar heating mats can be placed on primary, secondary or flat roofs (charcoal or grey only), or on the ground plane.
- 9.7 Should this detail be omitted in the application permission must be given by the BC / CA.

10. Storm Water Drainage

- 10.1 Drainage from roofs & paving areas shall not be concentrated, but dispersed to planted areas on porous sandy soil, or led to stone-filled soakaways, to seep back into the ground.
- 10.2 Where drainage from roofs is taken into rainwater storage tanks these are to be concealed in the Service Yard, located within the building envelope or buried a minimum cover of 300mm below natural ground level.
- 10.3 Whenever applicable, all stormwater run-off should be directed away from the lagoon (vlei). Whenever this condition may be impossible to fulfill, such storm water run-off should not be permitted to form a consolidated stream, but should be distributed evenly over the site to allow for filtration by the planted material.
- 10.4 No storm water run-off is to cause erosion.
- 10.5 Rain water harvesting is promoted, should grey-water recycling be proposed Cape Nature is to approve the installation specifications prior to CA approval.
- 10.6 Should this detail be omitted in the application permission must be given by the BC / CA.

11. Sewerage System

- 11.1 Every erf has been provided with a connection to the development reticulation & Municipal system.
- 11.2 No drainage pipes or fittings are to be exposed or visible on external walls.

F. SERVICES**1. Service Facilities**

- 1.1 All electrical & plumbing pipework is to be concealed, protruding soil pipe vent valves only will be permitted.
- 1.2 Television antennae & satellite dishes must be attached to walls below the eave or parapet wall line.
- 1.3 All telephone, audio-visual or electrical reticulation is to be by means of concealed cable.
- 1.4 Air-conditioning condenser units are to be at ground level and screened, inverter types are mandatory.
- 1.5 Gas bottles & enclosures are to be housed in the Service Yard or integrated within the building envelope.
- 1.6 External lighting is to be mounted on the external envelope at no higher than 2500mm height above internal FFL.
- 1.7 Proprietary bollards with integral reflectors orientated towards the ground at 900mm height above FPL are permitted.
- 1.8 Solar hot water cylinders are mandatory, and are to be concealed within the building envelope, no exposed cylinders or temperature & pressure valves will be permitted.
- 1.9 Solar collector panels shall be mounted flush with a double pitch, mono-pitch, or flat roof plane only.
- 1.10 Refuse bins, compost piles & washing lines must be screened within Service Yards.
- 1.11 Black pipe pool heating mats shall be mounted flush with the roof plane.
- 1.12 No pole mounted lighting to individual houses will be permitted.
- 1.13 No floodlights will be permitted.
- 1.14 No large satellite dishes or radio antennae will be permitted.
- 1.15 No overhead wires will be permitted.
- 1.16 Should these installations be omitted in the application permission must be granted by the BC / CA prior to implementation.

2. Roads Surfaces & Kerbs

- 2.1 Existing roads & kerbs are to be protected during the construction period.
- 2.2 Contractor's are to approach the HOA regarding an inspection of the condition of such prior to commencing & after completing the works, and will be liable for a fine should damage have occurred.

3. Generators & Alternative Energy Installations

- 3.1 Petrol or diesel generators are permitted by special application to the BC only, located within the Service Yard or building envelope.
- 3.2 Photovoltaic panel arrays are permitted, to be mounted flush with the roof plane or concealed / flush on flat concrete roof slabs behind low parapet walls in a black colour only, frame colour to match roof, powering the dwelling via a battery and inverter installation to be located within the building envelope or screened from view in the service yard.
- 3.3 Wind powered generators are not permitted.

G. LANDSCAPING

1. Landscaping

- 1.1 All gardens must be established within three months after completion of the building.
- 1.2 All sites are to be cleared of invasive vegetation & immediate measures are to be taken to stabilize the exposed slopes.

2. Landscaping Character

- 2.1 In order to maintain continuity in the overall landscape character, Owners are required to design and implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.
- 2.2 In this way the collective landscape theme as a continuation of the natural flora will be realized for the appreciation & benefit of Owners, visitors and local fauna.
- 2.3 All portions of the site unoccupied by buildings, patios, stoeps etc. shall be landscaped, paved and / or planted with endemic or indigenous planting to blend into the adjacent common gardens.
- 2.4 The indigenous plants already established on the sites must be preserved, where not affected by the works.
- 2.5 Where unscreened, a water wise fynbos garden is mandatory, the principles of the Department of Water Affairs water wise gardening programme are supported and encouraged.
- 2.6 The planting of side spaces between dwellings, in an effort to reduce the overall impact of the built element, is mandatory.
- 2.7 Planting on pergola's & screen walls is encouraged.
- 2.8 Hedges of varying height and species, defining beds containing rambling mixtures of more informal planting are permitted.
- 2.9 Within walled & screened areas non-invasive alien planting may occur.

3. Appropriate Planting

- 3.1 Only local endemic, indigenous or non-invasive alien trees, plants and shrubs shall be planted.
- 3.2 For the recommended plant list see *annexure C (to follow)*.
- 3.3 Large trees or plants with potentially large or troublesome root system should be so positioned as to prevent root or other damage to adjacent Owners' properties or to obstruct their light or views.

4. Hard Landscaping

- 4.1 Not more than 20% of the area of the erf is to be covered with hard landscaping / paving / stone chipping.
- 4.2 Paving must be to appropriate falls to accommodate rain & storm water run-off, dispersed run-off is mandatory.

5. Restrictions

- 5.1 Gardens shall extend to the kerb line.
- 5.2 No precast concrete garden sculptures (i.e. garden gnomes & waterfeatures) will be permitted.
- 5.3 Private gardens must be managed & maintained by Owners or their Representatives.
- 5.4 SBHOA Trustees will notify Owners of unauthorized and unsuitable landscaping which may be repaired at the Owner's cost.

H. BUILDING PLAN SUBMISSION AND APPROVAL PROCESS

1. Registered Architect

- 1.1 All designs are to be carried out by a SACAP Registered Professional Architect.
- 1.2 The Designer's name, registration number and contact details are to be provided on the submission form, see *annexure E*.

2. Building Committee

- 2.1 Duly elected members from the SBHOA comprise the BC and have the responsibility for scrutinizing plans approved by the CA.

3. Scrutiny Fees

- 3.1 A plan scrutiny fee of R 1,500.00 plus VAT is payable to the CA, by the Owner on the first submission.
- 3.2 If a plan does not conform to the regulations after it has been scrutinized & re-submitted, a new scrutiny fee of R 1,500.00 is payable to the CA only on the third submission by the Owner, & any other submissions that might follow.

4. Submission Information

- 4.1 Design drawings to be submitted in two stages in order to curtail expenses & speed up the approval process :
- 4.2 Stage 1: Conceptual Sketch Design
 - 4.2.1 *Submission to the CA for his approval to include :*
 - 4.2.2 1:100 floor plans, section & elevations, site plan to a scale of 1 : 200 with contours depicted at 500mm intervals, landscape / planting plan, all site works, plants, paving & the exact siting of the buildings.
 - 4.2.3 A table of the erf area, building footprint area, external paved area, area of pergola's & carports, area of double pitched roof in relation to the footprint, & the total area of the house as measured in square meters must be depicted on the site plan.
 - 4.2.4 A table of the exterior finishes, colours & structural & cladding materials & specifications envisaged to be depicted on the site plan.
 - 4.2.5 The completed application form (*Annexure A*) is to accompany the application.
- 4.3 Stage 2 : Plans for Statutory Approval
 - 4.3.1 *Submission to the CA & BC for their approval to include :*
 - 4.3.2 Building plans to a minimum scale of 1:100, complete with floor plans, sections, elevations, site works, foundations & levels.
 - 4.3.3 Doors, windows, shutters & screens, special front door, wall finishes, roof tiles, balustrading, & to be clearly indicated.
 - 4.3.4 A detailed site plan showing the positions and finishes of the building(s), trees, earth works, driveways, drainage, stormwater disposal, swimming pools, pergola's, external stairs, side boundary walls, fences & gates.
 - 4.3.5 All services installations, i.e. water, sewer, telephone & electrical to be indicated.
 - 4.3.6 Sufficient structural details to be indicated, complete with the design of the Structural Engineer if required by the BC & CA.
 - 4.3.7 Sufficient technical details as required in terms of the NBR & to the approval of the LA.
 - 4.3.8 Four sets of paper prints of final building plans to be submitted to the BC, after CA & BC / SBHOA approval, the owner is required to submit three coloured-up building plans for statutory approval to the LA, as well as whatever technical detail may be required.

H. BUILDING PLAN SUBMISSION AND APPROVAL PROCESS CONTINUED...**5. Submission Procedure & Approval of Plans**

- 5.1 Submit conceptual sketch plans to the BC of the SBHOA for distribution to the CA.
- 5.2 Once the CA has approved the conceptual sketch plans, he will advise the BC thereof.
- 5.3 The Property Owner signs & submits the Development Agreement, see *annexure A*, & 4 copies of the CA approved worked up drawings for statutory approval to the BC.
- 5.4 Once the BC has approved the building plans, all copies of the drawings will be stamped "APPROVED" & signed by the CA & Representative of the BC of the SBHOA.
- 5.5 The Property Owner will then undertake submission of these plans to the Local Authority, Building Services Department of Overstrand Municipality at Hermanus.
- 5.6 The LA, Building Services Department of the Overstrand Municipality at Hermanus, will not review any building plans submitted to it that have not first been approved & signed by the CA & BC of the SBHOA.
- 5.7 Upon approval, the Overstrand Municipality will retain two sets of the drawings & return the other two sets to the Owner.
- 5.8 The BC is to be provided with one of the sets, retained permanently on file.
- 5.9 The Property Owner shall maintain the other on site to be available during the course of building operations.
- 5.10 Building plans approved by the BC & LA are valid for a period of twelve months from the date of LA approval.
- 5.11 Re-submission is required if building operations do not commence within 12 month period.
- 5.12 The CA & BC shall not unreasonably withhold the approval of plans submitted, provided the following is adhered to :
 - 5.11.1 The plans are submitted by a registered architect.
 - 5.11.2 The Scrutiny fee is paid to the CA.
 - 5.11.3 Design revisions & amendments required by the CA & BC in terms of these development rules are made
 - 5.11.4 The Property Owner signs & submits the Development Agreement.
 - 5.11.5 All outstanding levies, fees & fines due to the SBHOA are to be paid prior to approval being granted.
 - 5.11.6 Designs must comply with these development rules, LA requirements & the NBR.

6. Permitted Uses

- 6.1 Dwellings shall be used for residential purposes only.

7. Dispute Resolution

- 7.1 Mediation : In the event of a dispute, the building plans shall be submitted to the CA for mediation.
- 7.2 Arbitration : In the event of a dispute not being resolved by mediation, the parties shall refer the dispute to arbitration, the Arbitrator shall be appointed by mutual agreement between the parties, whose decision shall be final & binding.
- 7.3 The costs of these processes shall be appropriately allocated to the relevant parties by the adjudicator of the mediation or arbitration actions.

I BUILDING OPERATIONS & PROCEDURES**1. Builder's Deposit**

- 1.1 A deposit is to be paid by the Owner / Contractor of each property to the SBHOA building deposit account prior to the commencement of any building operations, see *Annexure A* for the currently applicable amount.
- 1.2 A receipt for the deposit will be issued to the Owner who must produce it when requesting its refund at notification of the buildings completion.
- 1.3 The Owner's / Contractor's deposit will be reimbursed if :
 - 1.3.1 No damage has been caused to infrastructure or SBHOA common property as a result of building operations.
 - 1.3.2 The approved building work has been timeously completed.
 - 1.3.3 All rubble, plant and excess material has been removed.
 - 1.3.4 All the conditions pertaining to these development rules have been met.
- 1.4 Should the Owner or Contractor not comply with the CA or BC requirements, the deposit will be used to :
 - 1.4.1 Reinstate any damage to infrastructure or SBHOA common property resulting from the building operations.
 - 1.4.2 Complete the approved building work where the Owner has defaulted on timeous completion.
 - 1.4.3 Remove any rubble, plant and excess material where the Owner or Contractor has failed to do so.

I. BUILDING OPERATIONS & PROCEDURES CONTINUED...**1. Builder's Deposit continued ...****1.5 Procedure in the case of default :**

- 1.5.1 The BC will advise the Owner of default & list the works to be remedied or completed within seven (7) days of becoming aware thereof.
- 1.5.2 The Owner shall commence rectifying the unapproved or incomplete works within fourteen (14) working days from BC notice of default, and complete within four (4) weeks of commencement, or within a period agreed by the BC.
- 1.5.3 Should the Owner neither commence nor complete the works, the BC will ascertain from an independent Contractor the cost of bringing the works to completion, who will be appointed to complete at the Owner's cost.
- 1.5.4 Details of such remedial costs will be submitted to the Owner.
- 1.5.5 If the remedial cost exceeds the building deposit amount the Owner will be held liable by the SBHOA for the additional amount.

2. Land Surveyor's Information

- 2.1 Before commencing with any building work, the Land Survey Agent must verify the positions of boundary pegs in relation to the topographical diagrams submitted during the approval process.
- 2.2 For even 1 to 7, 13 - 19, 44, 46- 49 & 67 the Land Surveyor Agent must confirm the stipulated building platform levels, as given in the original deed of sale, if not stated, the CA will determine the level on a like basis to those stated to ensure parity.

3. National Building Regulations

- 3.1 All designs & specifications shall comply with the National Building Regulations of the Republic of South Africa.

4. Sanitary Facilities

- 4.1 Building contractors shall make adequate & proper provision for their Employees for sanitary facilities, cooking & eating areas.
- 4.2 Only serviced chemical or waterborne toilets connected to the sewer system will be permitted, position to be agreed with the BC.
- 4.3 Storage of building material & builders' camps shall be confined to areas as agreed with the BC.

5. Site Security

- 5.1 Each contractor shall be held responsible for maintaining security regarding the existing property on the site.
- 5.2 A well-trained & responsible foreman shall be placed in charge of each building project.
- 5.3 Fires for cooking purposes will only be allowed in controlled areas.
- 5.4 The rules of the Middlelei and Sandown Bay Home Owners Association (SBHOA) will be strictly applied.
- 5.5 The names and ID's of workers shall at all times be updated and submitted to Security & the BC.

6. Phasing of Project

- 6.1 New phases or alterations and additions works to existing approved dwellings will not be permitted unless a duly submitted & approved rider plan is in hand.
- 6.2 These measures will avoid half-built & empty structures despoiling the development / environment.

7. Inspection by the BC

- 7.1 The BC, in its discretion, shall be entitled to inspect any building work under construction on any site at Sandown Bay at any reasonable time & be entitled to stop any unauthorized work or stop the installation of any material or finish not conforming to Sandown Bay development rules.
- 7.2 The BC is not responsible for supervision or quality control on behalf of the Property Owner.
- 7.3 The BC can refer any matter regarding the building operations and related issues to the CA for adjudication, the costs of which may be for the account of the Owner.

I. BUILDING OPERATIONS & PROCEDURES CONTINUED...**8. Construction Period**

- 8.1 Building operations shall be limited to a maximum period of 12 months from date of site establishment, unless otherwise discussed with & agreed to by the BC.

9. Neighbouring Properties

- 9.1 Building operations are to be confined to the site concerned.
9.2 No trespassing on or use of a neighbouring site will be allowed unless the written permission of the owner is first obtained.
9.3 In the event that permission is given for a neighbouring site to be used, it must be restored on completion of building operations to its original condition & to the satisfaction of its owner.
9.4 No adjoining property, roadways or walkways are to be used in any way for building operations without the consent of the BC.

10. Vehicular Traffic

- 10.1 All vehicles must limit their movements to the roadways.
10.2 Traveling across open common areas or vacant properties will not be permitted.
10.3 Property Owners must ensure that Contractors, Subcontractors & Suppliers comply with the following requirements :
10.3.1 The drivers of all vehicles servicing building operations at a building site are informed of the maximum speed limit of
10.3.2 10km per hour, that is applicable to all vehicular movement within the boundaries as from the main security gate.
10.3.3 Any damage caused to any road or anywhere in Sandown Bay by any vehicle servicing building operations at a building site, shall be the responsibility of & be repaired at the cost of the Property Owner concerned.
10.3.4 All delivery vehicles and any other vehicles & machinery used by the builders, will be inspected at entrance for diesel / oil leaks.
10.3.5 Should leaks be found the vehicles & machinery shall not be allowed into Sandown Bay.
10.3.6 Notwithstanding the above, the ultimate liability for damage caused by diesel / oil leaks shall lie with the responsible Owner.
10.3.7 Outgoing vehicles will be subjected to inspection at the main entrance. Declaration of ownership regarding the load may be requested.
10.3.8 Overloaded vehicles will be requested to reduce loads at the main entrance, before using Sandown Bay roads.

11. Allowable Working Hours

- 11.1 Building operations shall be confined to the following times :
11.1.1 Weekdays : 06h00 to 18h00
11.1.2 Saturdays : 08h00 to 13h00
11.2 Sundays, Public Holidays & Official Builders' Holidays : special arrangements with the BC can allow for internal work after hours, only if the work does not generate traffic & is carried out indoors without noise (i.e. no grinding permitted).

12. Control of Building Teams

- 12.1 No workmen will be permitted to be on any building site outside the allowable working hours.
12.2 No workmen will be permitted to stay on any building site overnight except in the event that a night watchman or guard is specifically authorized by the BC.
12.3 Workmen will strictly be confined to Sandown Bay with the only exception being to visit the shop.
12.4 Building Contractors, Subcontractors or Suppliers working at a site are not permitted to disturb the residents in the development for any reason whatsoever.
12.5 The BC or a designated person will have reasonable access to the building site and will be allowed to interact with the Building Foreman and contractor regarding building matters at hand.

I. BUILDING OPERATIONS & PROCEDURES CONTINUED...**13. Project Board**

- 13.1 One Notice Board with the names & contact numbers of the following must be prominently displayed on any building site prior to the commencement of building operations or any building work :
- 13.1.1 Property Owner
 - 13.1.2 Architect
 - 13.1.3 Other Consultants involved (e.g. Land Surveyor, Structural Engineer, Geotechnical Engineer, Health & Safety Agent)
 - 13.1.4 Main Building Contractor

14. Disturbance of Natural Vegetation

- 14.1 Great care shall be exercised to retain the natural vegetation & especially the indigenous growth & trees.
- 14.2 No established vegetation shall be removed without prior approval of the SBHOA or their representatives.
- 14.3 The surrounding grounds will be repaired and suitably leveled before the building site is vacated by the Contractor.

15. Protection of the Works

- 15.1 Property Owners have the responsibility to ensure that Building Contractors or Subcontractors exercise great care & take every precaution to prevent sand, dust, refuse bags or debris of any kind from being dispersed or transferred by wind or otherwise onto adjacent properties, roads or common areas.
- 15.2 Building sand is to be covered with a shade or hessian cloth or similar material & firmly fastened down especially at times when building operations & building work are not under progress.
- 15.3 The kerb of the plots that are built on shall be covered with a 200mm layer of road gravel, which shall remain intact during the course of the building operations.
- 15.4 The road gravel shall be removed by the Owner / Contractor after the building operations have been completed.

16. Water Meter

- 16.1 The Owner or his Agent shall instruct a Plumbing Subcontractor to install a KENT Optima type water meter (black PVC only) prior to commencement of any building operations.
- 16.2 The Owner, his Agent or the Contractor must inform the SBHOA when this is complete, a base water reading will then be taken & noted for all future consumption and subsequent invoicing.

17. Unauthorized Building Operations or Procedures

- 17.1 The BC is empowered at any time to stop any building work that is being conducted in contravention of the requirements stipulated in this section, until such time that these regulations / requirements are complied with.

NO BUILDING WORK IS TO COMMENCE ON SITE BEFORE THESE PROCEDURES HAVE BEEN COMPLETED

J. REVISIONS & NOTES

1. **Mike Bolton Trustee Comments dated 16-08-2012**
 - 1.1 Integrated.
2. **Pottie Potgieter Trustee Comments dated 30-07-2012**
 - 2.1 Integrated.
3. **Francois De Villiers Trustee Comments dated 26-08-2012**
 - 3.1 Integrated.
4. **CA - Trustee Meeting held 15-09-2012**
 - 4.1 Integrated.
 - 4.2 Omitted clauses have been stated.
 - 4.3 Omissions to parts of clauses are not reflected.
5. **Pottie Potgieter Trustee Comments dated 01-10-2012**
 - 5.1 Integrated.
6. **Home Owners Comments dated 29-10-2012**
 - 6.1 Integrated.
7. **Annexures B & D dated 20-11-2013**
 - 7.1 Diagrams depicting building lines & the schedule of finishes respectively added.

REVISION : -

DEVELOPMENT AGREEMENT BY PROPERTY OWNER

TO BE INCLUDED WITH BUILDING PLANS SUBMITTED FOR SCRUTINY AND APPROVAL TO THE BC OF THE SBHOA

AGREEMENT :

I, the undersigned, agree to abide by the DEVELOPMENT RULES APPLICABLE TO SANDOWN BAY, FISHERHAVEN, as set out in the document including Annexures A (1 - 3) and B (1 - 3), and to comply specifically with and accept all liability in the event of non-compliance with the requirements stipulated in SECTION I : BUILDING OPERATIONS AND PROCEDURES.

NAME OF OWNER : _____

IDENTITY NUMBER : _____

ERF NUMBER : _____

SANDOWN BAY ADDRESS : _____

RESIDENTIAL ADDRESS : _____

CONTACT INFO tel : _____
fax : _____
cell : _____
e-mail : _____

DATE : _____ PLACE : _____

DRAWING NUMBERS OF PLANS ATTACHED - LIST ON APPLICATION COVERLETTER

MATERIAL SPECIFICATIONS & COLOUR SCHEME - LIST IN TABLE ON SITE PLAN.

FOR OFFICE USE :		
Building Plans Approved by CA	YES	NO
Building Plans Approved by Sandown Bay HOA	YES	NO
Builder's Deposit of Rreceived	YES	NO
Water Meter Installed, Payment received	YES	NO
Kerb Covered with Road Gravel	YES	NO
Temporary Toilet Installed on Building Site	YES	NO
Temporary Shade Cloth Fence Erected	YES	NO
Kerbs or Road Surfaces Damaged	YES	NO

Receipt No : _____
Receipt No : _____

REVISION : -

BUILDING LINES

Building lines specific to the 40 erven follow this coversheet.

REVISION : -

RECOMMENDED PLANT LIST

To follow.

REVISION : -

SCHEDULE OF FINISHES

A. EXTERNALLY PLASTERED WALL PAINT COLOURS

Note : Colour chart available at HOA office, colours quoted are from PLASCON Impressions Range

- | | |
|---|---|
| 1. Colour Palette 1
1.1 Tea Cookie code : Y1 - D1 - 2.
1.2 Ochre Rust code : Y2 - D1 - 2.
1.3 Dung Beetle code : Y1 - E1 - 2.
1.4 Hide N Seek code : Y2 - E1 - 2.
1.5 Hollyhock code : Y3 - E2 - 1.
2. Colour Palette 2
2.1 Hayseed code : Y1 - D1 - 3.
2.2 Gold Estate code : Y2 - D1 - 3.
2.3 Madonna City code : Y1 - E1 - 3.
2.4 Moss Gold code : Y2 - E1 - 3.
2.5 Ageless code : Y3 - E2 - 2. | 3. Colour Palette 3
3.1 Bushbuck code : Y1 - D1 - 4.
3.2 Old Cobblestone code : Y2 - D1 - 4.
3.3 Baby Elephant code : Y1 - E1 - 4.
3.4 Touchstone code : Y2 - E1 - 4.
3.5 Fresh Linen code : Y3 - E2 - 3.
4. Accent Colours (for use with any of the palettes)
4.1 Éclair code : R7 - D1 - 1.
4.2 Moss Island code : Y6 - E1 - 2. |
|---|---|

B. ROOF MATERIALS & COLOURS

1. **Clay Tiles** : Terracotta, brown, sandy or neutral coloured.
2. **Natural Slate Tiles** : Shades of grey or mixed brown & grey.
3. **RC Flat Roofs** : covered with grey or brown stone chip, or tiled with grey or sandstone coloured natural stone slate.

C. FASCIA & BARGE BOARD MATERIALS & COLOURS

1. **Fibre Cement** : Painted to match the external wall colour.

D. RAINWATER GOODS MATERIAL & COLOURS

1. **Gutters** : Small or large ogee profile, seamless, epoxy powder coated aluminium, approximating roof, fascia or external wall colours (i.e. shades of grey, bronze or ivory).
2. **Rainwater Downpipes** : either aluminium to match the gutter, or uPVC painted to match the external wall colour.

E. WINDOWS, DOORS, SHUTTERS & VENTS MATERIALS & COLOURS

1. **HW Timber** : Stained & sealed, or painted as for external walls or accent colours.
2. **Aluminium** : Shades of medium to dark grey, bronze & avocado.

F. BALUSTRADING MATERIALS & COLOURS

1. **HW Timber** : Stained & sealed, or painted as for external walls or accent colours, or self-finished Balau os
2. **Galv. Mild Steel** : Epoxy powder coated shades of medium to dark grey, bronze & avocado.
3. **Stainless Steel** : 316 marine grade, high polish self-finished.
4. **Frameless Glass** : Self-finished.

G. PERGOLA MATERIALS & COLOURS

1. **Posts** : Stained & sealed HW timber, or timber painted as for external walls or accent colours, or fieldstone or smooth plastered brick, painted as above, or self-finished Balau os
2. **Bearers & Runners** : Stained & sealed HW timber, or timber painted as for external walls or accent colours, or self-finished Balau os

H. FENCES & GATES MATERIALS & COLOURS

1. **Timber** : Stained & sealed timber, or timber painted as for external walls or accent colours, or self-finished Balau os
2. **Galv. Mild Steel** : Epoxy powder coated shades of medium to dark grey, bronze & avocado.

I. PAVING MATERIALS & COLOURS

1. **Clay** : Paver colours to match Sandown Bay road & path finishes.
2. **Precast Concrete** : Sandy or sandstone coloured pavers from a reputable Manufacturer (REVELSTONE os).
3. **Hard Lawn** : Precast concrete hard lawn / grass blocks to receive Buffalo grass os planting.

SANDOWN BAY

BUILDING SUBMISSION SCRUTINY FORM

SUBMISSION	New House	Rider Plan	Alterations & Add's
ERF	: No., Portion No., Sandown Bay, Fisherhaven, Overstrand		
DRAWINGS DATED	:		

CONTROLLING ARCHITECT'S COMMENTS	:
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- 1. Registered Architect** : SACAP Reg No. :
 Comment 1.1 : Registration to be confirmed
- 2. Topographical Survey** : Diagram No. :
 Comment 2.1 : Topographical survey diagram produced by a Professional Land Surveyor depicting the following information is to be submitted :
 2.2 : Datum level, position & nature of marking
 2.3 : Existing structures in or on the erf boundaries
 2.4 : Natural ground level contours at 0,5m intervals
 2.5 : Levels at erf pegs
 2.6 : Edge of road (tar, concrete, gravel etc.) relative to erf boundaries
- 3. Plans**
 - 3.1 Site Plan** : Drawing No. :
 Comment 3.1.1 : Note datum level & position
 3.1.2 : Note spot heights at highest & lowest corners of building footprint according to topographical diagram
 - 3.2 Ground Floor** : Drawing No. :
 Comment 3.2.1 : Note spot heights at highest & lowest corners of building footprint according to topographical diagram
 - 3.3 First Floor** : Drawing No. :
 Comment 3.3.1 : Note levels
 - 3.4 Roof** : Drawing No. :
 Comment 3.4.1 : Note pitch direction arrows
- 4. Sections**
 - 4.1 Section A - A** : Drawing No. :
 Comment 4.1.1 : Note mean ground level according to topographical diagram taken from highest & lowest NGL's contiguous to the elevation
 4.1.2 : Eaves - describe finishes to rafters, beams, sprockets, fascia, sub-barge & eave closer materials
 - 4.2 Section B - B** : Drawing No. :
 Comment 4.2.1 : Note mean ground level according to topographical diagram taken from highest & lowest NGL's contiguous to the elevation
 4.2.2 : Eaves - describe finishes to rafters, beams, sprockets, fascia, sub-barge & eave closer materials
- 5. Elevations**
 - 5.1 North Elevation** : Drawing No. :
 Comment 5.1.1 : Rainwater goods - describe material of spouts
 - 5.2 East Elevation** : Drawing No. :
 Comment 5.2.1 : Rainwater goods - describe material of spouts
 - 5.3 West Elevation** : Drawing No. :
 Comment 5.3.1 : Rainwater goods - describe material of spouts
 - 5.4 South Elevation** : Drawing No. :
 Comment 5.4.1 : Rainwater goods - describe material of spouts
- 6. Door & Window Schedule**
 Comment 6.1.1 :

