



CRADLE RIDGE ESTATE

ARCHITECTURAL

&

AESTHETICS

DESIGN RULES

Version 2.0

Note: These Rules are registered with the CIPC (Companies and Intellectual Property Commission), embedded in the MOI (Memorandum of Incorporation) of CRADLE RIDGE ESTATE HOMEOWNERS' ASSOCIATION (RF) (Registration number: 2019/525602/08) which is in turn embedded in the Companies Act, 2008, Act 71 of 2008. These rules are also registered with the Community Schemes Ombuds Service (CSOS).

This DOCUMENT is issued by the CRADLE RIDGE HOMEOWNERS' ASSOCIATIONS (CREHOA) to each registered owner. Electronic copies of this handbook may be obtained from the offices of the managing agents or online at <https://www.cradleridge.estate>

All purchasers agree to abide by the contents of this and the Residents Handbook & Conduct Rules documents in their entirety when they sign their transfer documents to purchase within the estate.

1. INTRODUCTION

The developers of the Cradle Ridge Estate set out to create a holistic lifestyle which offers a uniquely South African experience taken through to the smallest detail.

This South African experience is reflected in the way the Estate is presented, from the use of materials, the landscaping, the South African culture, utilising all the natural resources of the site and its locality.

1.1. INTEGRITY

For years, our designers have been influenced and bombarded with international influences which became fashionable for certain periods of time. As fashion has fickleness as its underlying survival drive, these styles invariably date. The architects took local conditions into consideration, ranging from emotional considerations such as security and aesthetics, throughout the spectrum to orientation, use of materials, construction skills etc. The envisaged result is a South African architecture, which is appropriate, unique to our conditions, fresh, modern, and diverse. This drive will be controlled responsibly to ensure that the Cradle Ridge Estate will still be attractive in years to come and maintain its investment value.

1.2. MAIN "THEME"

In order to start formulating a development and design framework, the architects used material in their natural state as a prerequisite. This departure point stimulated the application of textures and finishes of materials in their natural state. As a principle, materials were applied in an unfinished state where weathering is of no consideration or, if in the case of materials that need to be finished, it was done in a manner that retains the natural character of the material.

1.3. DIVERSITY / FREEDOM OF DESIGN

The Estate promotes individualism in the architecture, landscaping, and design features. This was closely supported by the architects (within parameters), as we believe this Estate will be unique in its diversity of style, approach, concept, and scale. Most other Estates have fixed an architectural style, which, although comforting, becomes unbearably predictable. This Estate encourages fresh ideas reflected in sound design principles.

1.4. IDIOM

To formulate this message in a concise, understandable manner to the investors, we propose the following denotations, namely natural elegant and natural innovative. We distinguish between the two styles and designate certain areas of the site where either can be developed. The intention is that the natural elegant appeals to the more established, senior, conservative investor and the natural innovative to the younger more daring investor.

1.5. NATURAL ELEGANT

In this idiom, the natural refers to the use of the materials (in their natural state) and the elegant to a more conservative approach. Certain standards of finishes are provided. The design should portray elegance while still using natural materials.

1.6. NATURAL INNOVATIVE

Once again, the natural refers to the use of materials, but finishes are fresh, unusual and individualistic portraying the dynamic nature of the owners. In both of the above approaches, the use of natural materials is paramount and will ultimately produce a neighbourhood which blends into the landscape and yet reflects individualism on closer inspection.

1.7. DESIGN OPTIONS

Owners are permitted to design in accordance with the architectural guidelines of the Estate provided that the design is done by a fully qualified architect (B.Arch. or M. Arch degree). Preferred designs have been prepared by the original estate architects, which are readily available for perusal via the Estate Manager.

1.8. MOTIVATION

In developing countries, conditions can be changed and advanced for the betterment of mankind. We believe that if well executed, this concept could contribute to opening new avenues of innovation for architecture and residential lifestyle developments in South Africa.

2. OVERVIEW

- 2.1.** The controlling entity in respect of the recommendation of building plans for approval by the local authority for this development is the Cradle Ridge Estate Homeowners' Association (CREHOA).
- 2.2.** The purpose of these design rules is to encourage individual creativity within a unity of materials and finishes ensuring that the overall development harmonises and creates a balanced lifestyle for all residents. It is the aim of the CREHOA that the lifestyle reflected would represent that of South African lifestyle and culture using specific materials and details. To achieve this, architectural rules have been drawn up as far as the use of materials, walls and openings, the treatment of boundaries and the landscaping is concerned. For the rest, it is up to the individual or personal architect to contribute to the successful execution of the developers aim and the supervising or controlling architects will also assist in attaining this goal.
- 2.3.** The construction of new dwellings / improvements / additions must be completed according to the approved building plan within 12 (twelve) months from the date that earthworks are commenced on the stand. Should this not be adhered to, the CREHOA has the right to impose penalties on the levy account of the owner.
- 2.4.** For occupancy, one of the copies of the occupancy certificates issued by the Local Authority must be handed in with the CREHOA's Estate Manager as well as copies of the following documents:
 - 2.4.1. the Engineer's certificates for the retaining structure (if any), foundation, the slab and the roof,
 - 2.4.2. the gas certificate (if applicable),
 - 2.4.3. glass certificate,
 - 2.4.4. electrical compliance certificate, and
 - 2.4.5. plumbing certificate,before the Aesthetics Occupancy Certificate by the CREHOA will be issued or part of the building deposit can be refunded.
- 2.5.** The design of the dwelling and the entire stand must show sensitivity to the existing natural features, flora, and topography. Permission must be obtained from the CREHOA before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding natural structures must be considered in the designing process.

- 2.6. The owner must engage the services of a **registered professional architect** or architectural designer. The registered professional architect or architectural designer must thoroughly read this document as well as the relevant sections of the “Cradle Ridge Estate Residents Handbook & Conduct Rules” prior to designing the proposed house in order to determine the intent of the design parameters as laid out for the development. Such information is also available on the website of the Estate (www.cradleridge.estate).
- 2.7. No stand shall be **subdivided** or rezoned from Residential 1.
- 2.8. Consolidated erven shall pay levies on the original number of erven but can never subdivide again.
- 2.9. **Residential Density:** One dwelling unit occupied by one family per stand. Boarding or lodging houses, guesthouses or renting for commercial purposes is not permitted in the Estate.
- 2.10. **Elevation** treatment of all buildings must conform to good architecture as not to interfere with or detract from the general appearance of the neighbourhood.
- 2.11. **Servitudes.** No buildings will be erected in servitude areas which is indicated on the subdivision plan. It is the owner’s responsibility to ensure that no servitude area is encroached upon.
- 2.12. **Building Height.** Total height of buildings may not exceed 2 (two) storeys. Subject to the Estate architect and the CREHOA’s approval, three levels may be built in some cases, provided that the total height as measured from the lowest internal finished floor level (FFL) of the dwelling to the highest point does not exceed 9m (nine metres). Notwithstanding the foregoing, approval for multi-storey dwellings will be assessed on a case-by-case basis depending on the exact location of the stand within the Estate, the topography of the stand and the potential for obstructing the views of neighbours. The maximum filling height will be 1 (one) meter above natural ground level (NGL).
- 2.13. **Building Deposit** or Residential Project Deposit: Building / Sidewalk deposits will be paid to CREHOA prior to plan approval and commencement of any building or alteration works on site.
- 2.14. **Land Surveyor.** Before any construction activity is allowed a professional land surveyor must be appointed to confirm the site corners/boundaries and proof thereof in the form of a land surveyor’s certificate must be submitted to the Estate Manager.
- 2.15. **Construction Quality.** All buildings must conform to the National Building Regulations and the by-laws of the local authority including additional requirements laid down by the Local Authority as well as the Rules of the Estate.
- 2.16. **Water Storage & rainwater harvesting tanks.** All water storage and rainwater harvesting tanks must form an integral part of the water reticulation design of a building and such design must be clearly indicated on the building plans to be submitted to the CREHOA. Each homeowner

must have one water storage tank ("JoJo tank" or similar) of minimum 2 500 litres capacity connected to the municipal supply for spare capacity. It is encouraged to also have a second tank of 2 500 litres for rainwater harvesting which may be used for irrigation purposes.

- 2.17.** All open boundaries of vacant stands to be enclosed by means of a site fence/netting. Owners can arrange and pay for the enclosure by means of a private contractor of their choosing or, the CREHOA can arrange for the fencing to be erected. The cost, without any markup or additions, will be added to the owner's levy account. Where a vacant stand is not enclosed, any unnoticed dumping/storage and associated costs and fines will become the owner's responsibility. Fencing to be done on the stand boundaries only as to keep the verges/municipal servitude clear. Gates may be fitted to the site fences for ease of access, but it is highly recommended that such gates be locked to prevent unwanted access.

3. TOWN PLANNING CONTROL

3.1. COVERAGE

- 3.1.1. Maximum of one dwelling per erf.
- 3.1.2. Maximum height – two storeys (subject to approval).
- 3.1.3. Single storey dwellings – maximum coverage allowed will be 50%.
- 3.1.4. Double storey dwellings – the ground floor coverage of double storey dwellings shall not exceed 50% of the area of the stand.
- 3.1.5. The first-floor plan shall not exceed 80% of the area of ground floor plan.
- 3.1.6. No dwelling, including garages, may be smaller than 140m².
- 3.1.7. Every house must have a minimum of a double garage

3.2. BUILDING LINES

3.2.1. Single Storey Dwellings:

Street Boundary:	3 meters (Only one street boundary)
Side Boundary:	2 meters
Back Boundary:	2 meters (Excluding erven 57 – 63)
Back Boundary (erven 57 – 63):	5 meters.

3.2.2. Double Storey Dwellings:

Street Boundary:	3 meters (Only one street boundary)
Side Boundary:	2 meters
Back Boundary:	2 meters (Excluding erven 57 – 63)
Back Boundary (erven 57 – 63):	5 meters.

3.2.3. Thatch Roof Dwellings: Not allowed.

3.2.4. In case of a side or back boundary, bordering onto an open space/green area, the following building lines will apply (subject to clause 3.2.2 above):

Single Storey Dwelling:	3 meters from the open space/green area; Double Storey Dwelling:
	3 meters from the open space/green area.

3.2.5. In the case of **corner stands**, stands bordering on 2 (two) or more street boundaries, stands bordering on 2 (two) or more green areas or stands bordering on street boundaries and 2 (two) or more green areas, application can be made for a relaxation up to 2 metres. Relaxation will only be allowed for 1 (one) of these boundaries in the sole discretion of the CREHOA and the Aesthetics Committee.

3.2.6. No application for relaxation of any of the **side or southern boundaries** (bordering on a neighbouring stand) will be considered by the CREHOA.

4. TREATMENT OF STAND BOUNDARIES

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street boundary.

4.1. STREET BOUNDARY

The street boundary should preferably be open or be enclosed with a “Clear Vu” (welded mesh) type fence with brick pillars to a maximum height of 1.8 meters. If the boundary contains a solid wall of whatever kind for the sake of privacy, then the solid wall may not exceed 50% of the total length of the street side boundary wall.

For corner stands the solid boundary wall may not exceed 75% of the total length of the two street side boundary walls; 25% must be open or filled with “Clear Vu” (welded mesh) type fence.

4.2. SIDE SPACE

The side walls between properties should be minimum 1.8 meters high over the entire extent of the boundary but may be higher depending on the topography of the specific stand and subject to the Estate Architect approval. All boundaries bordering onto parks and storm water green belts will be handled in the same way as the street boundaries.

The boundary wall and its foundation adjacent to the neighbours' stand should be built on the owner's own stand; the neighbour's side can be left unfinished but neat. The Estate Management will do an inspection to approve the boundary wall.

4.3. SPECIFICATIONS FOR BOUNDARY WALLS

- 4.3.1. The neighbour to erect a shared boundary wall first ("Party A") shall complete the boundary wall in raw bricks without plastering to the adjacent neighbouring side.
- 4.3.2. Party A's side of the wall must be built within the erf boundary. The centre of the wall should be centred on the boundary line of the adjoining stands.
- 4.3.3. The adjacent neighbour (referred to as "Party B") is responsible for the cost of their portion (usually 50%) of the adjacent boundary wall.
- 4.3.4. Both neighbours will plaster and finish off the wall on their side at their own cost during home construction.
- 4.3.5. Until such time as an agreement is reached in respect of the payment amount and period to Party A by Party B, the wall remains the property of Party A. Written consent from Party A is required before any alterations (including plastering and painting) can be made to any part of the boundary wall.
- 4.3.6. Foundations for boundary walls must be in accordance with the specifications of a structural engineer.
- 4.3.7. Party A shall obtain a detailed schedule of costs from their builder for the neighbour's portion of the erected boundary wall which includes the reasonable and basic costs of:
 - materials and labour,
 - foundations (excluding excavation),
 - Waterproofing, but only where necessary for the neighbouring property.
 - Profit and project management fees on the wall may not be included.

- 4.3.8. Party B is required to reimburse Party A for the portion of the boundary wall adjacent to their property. The requirements applicable to this are:
- 4.3.8.1. The amount should be agreed upon by both parties. Additional quotes obtained by Party B from the supplied detailed schedule can be used to derive such amount.
 - 4.3.8.2. Where parties cannot agree on an amount, a third party building professional (architect, project manager, quantity surveyor, etc.) can be appointed to determine the liability of each party in respect of the wall costs. In such case, both parties will be bound by the final decision of this professional and the cost of the professional shall be shared equally between Party A and Party B.
 - 4.3.8.3. Payment arrangements should be made between Party A and Party B, and this payment period cannot exceed 12 (twelve) months from date on which Party A provided Party B with a statement of costs due for the wall.
 - 4.3.8.4. Where applicable, the CREHOA reserves the right to require Party B to pay their boundary wall portion due to Party A as part of their building deposit to be held by CSI Property Management before permission to commence construction is given to Party B.
 - 4.3.8.5. No property within Cradle Ridge Estate may be transferred until Party B has paid for its portion of the shared boundary wall as described above.
- 4.3.9. The CREHOA reserves the right to fine either party if their portion/side of the boundary wall does not comply with aesthetics rules as set out in this or any other official CREHOA documents.
- 4.3.10. The boundary wall lay-out pattern must be erected according to the CREHOA's prescribed 3-meter-long panel lay-out. The panels must be connected with masonry butterfly double triangle wall ties. Boundary walls are to be stepped in level panels and may not be built at an angle.
- 4.3.11. The Estate Manager will do an inspection to approve the boundary wall and its final construction.

5. BUILDING DESIGN RULES

- 5.1.** All plans should be prepared by a registered architect or a registered architectural designer and submitted for approval to the aesthetics committee of the CREHOA (see clause 11 herein on Building Plan Submission). Only after this approval has been obtained, the plans can be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

5.2. AESTHETICS COMMITTEE

- 5.2.1.** An Aesthetics Committee will be established per the procedures as set out in the Homeowners Association's MOI.
- 5.2.2.** The responsibility of the Aesthetics Committee will be to evaluate proposed developments in terms of the established guidelines. Certain approval procedures must be followed and strictly adhered to. Each project will be closely monitored throughout its development period to ensure that the result is per the initial proposals. This process will be strictly enforced.
- 5.3.** The privacy of surrounding properties must always be considered.
- 5.4.** No staff accommodation must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design and the entrance must be screened off by a 1.8-meter wall or open up into drying yard.
- 5.5.** Outbuildings and additions must match the original building design in style, elevation and material usage and form an integral part of the design.
- 5.6.** Washing lines and refuse areas may not be visible from street view or from public areas and must be screened off with a 1.8m wall of the same material as the external finishes of the house. Washing lines are not to protrude above the 1.8m screen wall.
- 5.7.** Dog kennels, caravans, boats or trailers must be placed / parked under approved undercover parking and must not be visible from street view. It must be screened off by means of a solid gate or garage doors from street view.
- 5.8.** No prefabricated garden sheds or "Wendy houses" or similar will be allowed on the Estate without the prior written approval by the CREHOA, and if approved, must be positioned within the building lines of the stand and may not be visible from the street or public areas. The roof must be of colour coded Chromadek material.
- 5.9.** No shade netting may be used for carports or any other coverage.

- 5.10.** Solar panels and solar geysers, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval plans. All down pipes / trunking must match the colour of the wall to which it is fixed. The tank of any geyser must be inside the roof, or, if not in the roof, not visible from the street view.
- 5.11.** Awnings, TV aerials, air-conditioning units, satellite dishes, and other items which do not form part of the basic structure are to be clearly shown and annotated on the approval plans. If the positioning of the awnings, TV aerials, air-conditioning units or satellite dishes cannot be shown at the time of the lodging or approval of the drawings or building plans, then the written consent of the CREHOA must be obtained after the approval of the drawings and plans but before they are attached to the basic structure. No air-conditioning units to be installed higher than 1.8 meters above natural ground level or in view of public areas.
- 5.12.** Exposed plumbing will not be permitted and must be contained within internal ducts or screened off ducts. All plumbing of double storey dwellings shall at all times be screened. No sewer pipes may be visible from street view.
- 5.13. CARPORTS & LEAN-TOS:**
- 5.13.1. All carports to be approved by the CREHOA. Only after CREHOA approval of a proposed carport can the plans be submitted for approval by the Local Authority.
- 5.13.2. Size of uprights to be minimum of 75mm square tubing. Lipped channel cross support must accommodate Chromadek roof sheeting.
- 5.13.3. The fascia on all carports to be the same type of fascia as that of 3 tier louver deck facias.
- 5.13.4. All upright steel pillars can be cladded, or face brick or plaster & paint footings to be built to comply with the aesthetic of the building or uprights to be softened by two wooden sides attached to each upright. (to match dwelling).
- 5.13.5. The prescribed building deposit is payable. Neighbour approval signature must be obtained for all carports & lean-tos against the boundary.
- 5.13.6. Carports may not be of the prefabricated type and must form part of the architectural design of the residence.
- 5.14.** No deviations from the approved plans will be permitted unless the deviation is resubmitted and approved in writing prior to construction. Refer to the document titled Cradle Ridge Estate Fines & Fees Schedule for penalties related to deviation from approved plans.

5.15. EXTERIOR TREATMENTS

All finishing materials, colour combinations, etc. must be submitted to the Aesthetics Committee for approval, see section 6 of this document. The Aesthetics Committee will scrutinise those and ensure that the finishes have diversity with the surrounding residences and the general area. This diversity in architectural idiom and design a requirement and rule. Although decorative elements will be allowed in moderation these elements must be restraint and limited to the acceptance of the HOA.

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
General materials	PVA or enamel paintwork on exterior walls.	Natural stone finishes & facias.
	Coloured electric light bulbs.	Hardwood & Metal balustrades.
	Satellite dishes visible from street view.	Hardwood or metal posts.
	TV aerials visible from street view.	
	Aircon condensing units visible from street view	
General elements	Temporary structures	Structures to comply with National Building Regulations.
	Tool shed and Wendy houses	Service areas to be out of street view and to be enclosed with a semi-solid garden gate.
	Washing lines visible from street view.	

5.16. GARAGES

Only fully closed garages are allowed. No mirror/highly reflective or clear/transparent glass garage doors or panels will be permitted.

5.17. DRIVEWAYS

All driveways must have a paved, stable, permanent surface in raw materials. No painted driveways will be allowed. Preference will be given to clay brick paving, coloured interlocking or cobble stone. The paved sidewalk must get priority over the driveways and may not be removed.

A maximum width of 6 meters paving will be allowed on the street facing side in front of the property. The following driveway materials are recommended:

- Brick work bond designed by the architect.
- Pavers
- Cement cobbles or stone cobbles.
- Concrete with exposed aggregate may be used in restricted quantities and part of the design pattern.

Take note that:

- The onus shall be on the owner to continue the paving to form a neat junction with the road,
- For safety reasons, sight distances should always be taken into consideration for the planting of trees and shrubbery,
- No concrete grass blocks (or similar) to be used as driveway paving.

5.18. BURGLAR BARS

External burglar bars/internal burglar bars visible from the street are not permitted. Security gates will be considered provided they are approved by the CREHOA.

5.19. SWIMMING POOLS

- 5.19.1. Any swimming pool may be constructed subject to the same approval process as the building plan. The outside edge of the pool may not be over the building line. The fencing of the pool must be sympathetic to the architectural style and designed accordingly. A clear view (welded mesh) type fence must be used to fence off any swimming pool area. No palisade type (prefabricated sparrowed steel) fencing will be allowed.
- 5.19.2. Any pool area accessible to public must be provided with a childproof gate. All services will be laid underground to the connection point.
- 5.19.3. Swimming pool water may not be emptied onto the green areas but must be channelled into the rainwater harvesting system to be reused on the property.

Swimming pools	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
	Visible pump.	Child proofing as per National Building Regulations.

5.20. AIR-CONDITIONING UNITS

Air-conditioning equipment to be positioned out of sight of streets and parks. Noisy plant and equipment will not be allowed. No air-conditioning units to be installed higher than 1.8m above natural ground level.

5.21. AWNINGS

Awnings, canopies or shutters will only be approved by the Aesthetics Committee if they clearly fit into design plan of the structure.

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Awnings	Shade cloth or netting. Fibreglass sheeting on any colour not earth toned.	Earth-toned Chromadek roof materials to be matched window and door awnings.

5.22. ANTENNAE AND AERIALS (INCLUDING SATELLITE DISHES)

Those shall not protrude above the roofline of buildings and their proposed positions will be subject to approval by the aesthetic committee.

5.23. SIGNS

All signage (contractors' boards etc.) may not exceed 600mm x 800mm and may only be mounted in front of the applicable property, one per stand. Street numbers and address signs on approved post and plate, in natural, unfinished materials only.

5.24. SAFETY SIGNS

- 5.24.1. Safety signs must be attached to all Builders' Information Boards.
- 5.24.2. Stand and street numbering or house numbering must be approved by the Aesthetics Committee.
- 5.24.3. No temporary structures such as a trailer, tent, shack, timber outhouse etc. will be tolerated on the premises. Caravans, boats and trailers must be housed in a garage or approved carport for that purpose. (Out of sight from street visibility).

5.25. LANDSCAPING

All landscaping should focus on indigenous species and will be done by the CREHOA on all common areas, excluding sidewalks directly in front of stands, which shall be the responsibility of the homeowner.

A landscaping design of the property should be prepared and submitted to the Aesthetics Committee with the architectural design for approval. The garden landscaping must be completed within 30 days of issue of the Local Council's occupational certificate as per an approved landscape drawing.

All landscaping plans must display what method of storm water disposal will be employed. Only surface drainage will be allowed to discharge directly into neighbouring stands and must comply with national Building Regulations. Ideally, storm water should be discharged into a storm water drain or soak pit. The use of hedgerows is recommended, and the planting of indigenous trees and shrubs is encouraged where possible. Trees to be planted in the road reserve must abide by the following guidelines:

- A minimum of 3 (three) trees must be planted in the road reserve per street boundary of each stand.
- Planting should not interfere with pedestrian traffic or obscure the vision of motorists.

No shrubs, trees, flowers or plants may be planted on sidewalks or pavement in front of the stand without prior written approval by the CREHOA.

No trees, plants or sidewalk lawn may be removed without prior approval of the CREHOA. Children's play areas, "Jungle gyms" etc. must be adequately screened from streets and should conform to the use of natural materials.

When planning landscaping on sidewalks, access to underground Estate infrastructure should be kept in mind. The CREHOA will not be responsible for garden damage caused by contractors requiring access to such infrastructure.

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Landscaping elements	Non earth tones	Stone or clay pavers.
		Timber decks.
		Tinted screeds.
		Water features.
		Maximum 35% of open area may be paved.

5.26. NORMAL RESIDENTIAL OPERATION

The properties will be used for single-family residential purposes and no other. No business or commercial buildings may be erected, or residences utilised for that purpose. No business activity or hobby, which would cause aggravation or nuisance to fellow occupants, may be conducted, including auctions and jumble sales.

5.27. FURTHER SUBDIVISION AND CONSOLIDATION

No subdivision of stands is permitted. Consolidated stands shall pay levies on the original number of erven but can never sub-divide again.

5.28. MAINTENANCE OF EXTERIORS

Each owner will maintain his property (buildings, driveways and gardens) to the satisfaction of the Estate Management. Should recoating of any external elements be considered, this must be submitted to the Aesthetics Committee prior to works commencement. This also applies to outside house walls and boundary walls.

5.29. NOXIOUS VEGETATION

No owner shall permit the growth of noxious or invasive vegetation on their property or on the sidewalk or common areas. All erven must be kept neat and well-maintained.

5.30. LITTER, TRASH OR GARBAGE

Refuse bins will be permitted on the pavement on the day of Council removal of refuse only. Should the refuse bin not be emptied by council for whatever reason, the bin must be taken in by the owner and retained on their property until the next date of intended removal or empty it themselves. All garbage must be contained in approved municipal black "Wheeley" bins, and each homeowner is responsible for adding refuse removal to their municipal account.

5.31. NUISANCE

- No music or partying may be heard beyond the boundaries of the applicable property between midnight and 8:00 am.
- No owner may permit unreasonable noise, odorous or disturbances on their property at any time.

- All vehicles must have designated garages / carports on each property. Vehicles are not permitted to be left parked in other areas on a regular / permanent basis.
- No vehicles may be repaired or maintained on the property other than normal cleaning.
- No generators allowed.

5.32. GARAGE DOORS

Garage doors should be kept closed at all times except during normal operating activity. No reflective/mirror type or clear/transparent type garage doors or panels are permitted.

5.33. LIVESTOCK OR POULTRY

No livestock or poultry of any kind may be bred in the Estate. Only cats and dogs or any other reasonable household pets are allowed. No breeding of pets for commercial purposes.

5.34. PROSPECTING ACTIVITIES

No quarrying or mining operations of any kind will be permitted on any erf, nor wells, boreholes, tunnels, shafts or any other structure or excavation related to mining, or any such activity will be allowed.

5.35. WINDOWS, BALCONIES & PATIOS:

A major concern in the Estates is the matter of privacy; this is the single most common point of conflict. Balconies, windows and patios facing street/north/between 12.5° east or west from north is allowed, any other orientation may not infringe/overlook the neighbour's private space:

5.35.1. Windows- Such windows must be obscured and restricted in their opening.

5.35.2. Balconies & Patios – a permanent screen is required where it overlook neighbours' private space.

No mirror/highly reflective glass or highly reflective materials may be used in external windows or doors.

5.36. WATER STORAGE & RAINWATER HARVESTING CONTAINERS

5.36.1. Each homeowner must have one water storage tank ("JoJo" tank" or similar) of minimum 2,500 litres capacity connected to the municipal supply for spare capacity.

5.36.2. It is encouraged to also have a second tank of 2,500 litres for rainwater harvesting which may be used for irrigation purposes ("JoJo" tank type) of at least 2,500 litres

to be used for the potable (drinkable) water and spare capacity for the dwelling and connected to the municipal supply.

- 5.36.3. All plans for new dwellings or amendments to dwellings submitted for approval to the CREHOA must indicate the placement and usage of the water storage and rainwater harvesting storage containers to be used as an integral part of the water and/or garden water reticulation system of the dwelling.
- 5.36.4. No plans will be approved if no water storage tank of minimum 2 500 litres capacity is incorporated into the design of the dwelling or property.

5.37. DESIGN REQUIREMENTS AND RESTRICTIONS

A design policy of understatement and robustness which owners should endeavour to adhere to should be applied. The use of raw materials showing their true textures and colour. The emphasis should be more the combination of textures than colour differentiation.

5.38. ELECTRICAL WIRING REQUIREMENTS

- 5.38.1. Ripple relays must be installed in the house DB. These relays are to be purchased from Council only since it needs to be programmed by them as well. **IMPORTANT:** Circuits must be separated to control all geysers, underfloor heating, air conditioners and pool heating systems and heat pumps. Details on how to acquire the ripple relay can be provided at a later stage. Council should be contacted directly to make arrangements.
- 5.38.2. Surge protection (lightning arrestors) to be installed in each unit and a separate Bare Copper Earth with each and every service connection to each unit OR 16mm Earth Rod at each unit and 16mm Bare Copper Earth Wire from the earth rod to the DB in the unit.
- 5.38.3. House must provide an onsite earthing system.

RESTRICTIONS

- 5.38.4. All services pipes and conducting to be concealed in ducts. No exposed pipes will be allowed on facade surfaces.
- 5.38.5. The minimum size of a residence is **140 square metres** including at least a double garage. This includes all square meters such as servant's quarters etc.
- 5.38.6. No artificial cladding i.e. Concrete replica stone work and rocks will be allowed.
- 5.38.7. Only one dwelling for staff and garages per full title site may be erected, (if the site area allows).
- 5.38.8. No wood panel, picket fencing, or wire fencing will be allowed. Wood detail as part of a wall design can be submitted to the Aesthetics Committee for approval.
- 5.38.9. No thatch, galvanised or zinc sheet roofs.
- 5.38.10. No razor or barbed wire will be allowed.
- 5.38.11. The use of asbestos is strictly prohibited.
- 5.38.12. Maximum of 50% coverage allowed.
- 5.38.13. First floor to ground floor coverage to be maximum 80% (inclusive of double volumes).

6. PLAN APPROVAL PROCEDURES

6.1. RULES AND REGULATIONS

No building or addition may be erected or altered without the prior approval of the CREHOA and Aesthetics Committee. This does not apply to internal alterations. The design of the dwelling and the entire stand must show sensitivity to the existing natural features, flora and topography. Permission must be obtained from the CREHOA before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding existing structures must be taken into account with the designing process.

The approval process must be strictly adhered to as stipulated below. It is understood that the approval of plans by the Aesthetic Committee does not supersede any legal, common law or municipal by-laws governing those issues.

6.2. PLAN SUBMISSION

Sketch plans and working/council drawings must be submitted to the Aesthetics Committee for approval prior to submission to the local authority. The architect should check the Architectural & Aesthetics Design Rules relevant to the particular site, prior to commencing any drawing. Specific attention should be given to building lines and building restrictions applicable.

6.3. PROCEDURAL LIST FOR PLAN SUBMISSIONS AND APPROVALS:

- 6.3.1. Owner does a rough sketch of the proposed layout of the home.
- 6.3.2. Takes the sketch to appointed private architect for drawing the plans for the proposed house.
- 6.3.3. The private architect must acquaint himself with the Estate's Architectural & Aesthetics Design Rules and the Residents Handbook & Conduct Rules documents before starting with the initial design of the owner's house plans.
- 6.3.4. After the final design of the plans, the private architect submits his final designed plans DIRECTLY to the Estate Architect who will scrutinise the plans in line with the Estate's Architectural & Aesthetics Design Rules and the Residents Handbook & Conduct Rules.
- 6.3.5. If there are any uncertainties, the two architects need to resolve them. It is very important for the private architect to consult the Estate Architect at all times, and vice versa.
- 6.3.6. If any changes are to be made to the building plans, the Estate Architect will inform the private architect of such changes. The private architect will resubmit the amended plans directly to the Estate Architect again.
- 6.3.7. After the Estate Architect approves the plans, they will notify the CREHOA of such approval.
- 6.3.8. The private architect will also be advised to collect the plans from the Estate Architect and to submit to the Local Authority for approval.

- 6.3.9. Before submitting the Stand File to the CREHOA office via the Estate Manager, the Estate Architect adds the following documents the Stand File:
- Proof of the payment of the Building deposit.
 - Water & Sanitation reticulation plan.
 - Retaining structure plan.
 - Water reticulation plan which includes water and rainwater harvesting storage containers.
 - Electrical reticulation plan which includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
 - Measurements of the applicable stand in relation to other surrounding stands.
 - Check list of the Estate Architect.
 - Plan Approval Application of the Estate Architect.
 - Sample sheet co-signed by the owner and the architect.
 - **Building Financial Clearance. (Settled status of the levy account).**
 - Final plans approved by the Controlling Architect.
 - Appointment & acceptance letters of the Structural Engineer for the complete project.
 - Proof of ownership (Title Deed / Deed of Transfer).
 - Proof of payment of submission fee to Estate Architect
- 6.3.10. The owner submits one full colour set of the Local Authority's approved plans to the Estate Manager during the initial building project interview.
- 6.3.11. No construction may commence on any stand until the owner has paid the Estate Architect in full for the scrutiny fees (plan submission fees). In addition, no property within the Estate may be transferred until building plan submission fees have been paid in full.
- 6.3.12. Sketch plans or preliminary working drawings should be submitted to the Aesthetic Committee along with a site Building deposit fee which includes the following:
- Scrutiny fee for design approval,
 - Scrutiny of landscape plan,
 - Scrutiny of structural design, and
 - Building deposit.
 - The CREHOA reserves the right to require payment for the neighbouring boundary wall portion.

First Submission: One set of drawings (signatures not necessary at this stage).

Final Submission: Four sets of drawings signed by all the relevant parties involved.
Provide at least one 3-dimensional drawing in full colour to show all the finishes of the building.

- 6.3.13. All plans necessary for Local Authority approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the CREHOA. Plan approval fees charged by the Mogale City Local Municipality are for the owner's account.

6.4. CLEARLY INDICATE THE FOLLOWING ON SUBMITTED PLANS

- Area of dwelling including patios and outbuildings
- Area of the Stand.
- Coverage (%) & Floor to Area Ratio.
- The percentage of first floor relating to ground floor.
- All external finishes including a colour specification on a sample sheet. One elevation to be coloured accordingly.
- Boundary wall / fence details, elevation of street wall and a note that the wall will be completed and finished on both sides.
- Position of water storage containers and the design of the water reticulation system in the dwelling.
- Position of rainwater harvesting containers and the integration of such in the design of the water reticulation system of the dwelling.
- Electrical reticulation of the dwelling which indicates and includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
- Drainage and how it is concealed. A note on the plans that the drainage on single storey level (any sewer on the ground floor lower than 900mm high) will be finished to match the colour of the house.
- Coloured site plan to scale 1:200 with the footprint (not plan) of the house showing:
 - Single and double storey areas differently hatched / outlines and indicated.
 - Street, Single storey as well as Double storey building lines.
 - The width of the driveways, the paving to be used and a note to indicate that there is no obstruction to the entrance/exit.

- The height of existing and new walls and a note that the new wall will be completed and finished on both sides.
- The distance of the sewer connection to the nearest boundary and the depth of the connection as indicated on the connection slip
- All distances of all structures/swimming pools to the boundary (show perpendicular), as well as all distances between structures /pools.
- Stand dimensions, adjacent stand numbers and park / walkway areas.
- Kitchen / drying yard with washing line screened.
- Please note that all walls shown on plans must be built before a clearance certificate will be issued.
- All boundary walls to be shown on site plan & a section, elevation & detail must be on plans.
- Outside toilets to have either a screen wall or the door to have a self-closing arm.
- All building sites to be screened before building may commence.

The signatures of both the Owner and Architect. An original Power of Attorney to be provided if the owner has not signed the plans. In addition to this, an accredited Structural Engineer must be appointed and sign on the plans prior to approval by the Aesthetics Committee.

A copy of the company registration documentation, letter of good standing and current NHBRC Registration Certificate issued to the appointed Builder, as well as the NHBRC Enrolment Certificate must be submitted to the Estate Manager of the CREHOA prior to commencing with any building activities.

A checklist and application form are to be obtained from the controlling architect before submitting the plans. Please complete the application form in full before submission.

The above should be submitted to the Aesthetics Committee.

The CREHOA reserves the right to change the plan submission procedure/rules at any stage.

6.5. PLAN APPROVAL FEES & PROCESSES:

Architects and Landscape Architects may obtain all documentation, application forms and plans relevant to the site from the CREHOA. Submit Site Development plan and sketch plans to the CREHOA who then forwards those to the Aesthetic Committee.

Please see the document titled Cradle Ridge Estate Fines & Fees Schedule for all relevant fees.

All Fees can be paid directly to the relevant professionals or the CREHOA, but proof of all payments must be provided to the CREHOA via the Estate Manager.

The Aesthetic Committee scrutinises the sketch plans and either approves the concept plans, requests amendments or disapproves completely.

The sketch plans are collected by the architects, and if approved, developed to Council/working drawings. If amendments are required, submit those amendments for approval. If not approved, new designs need to be submitted.

Council/working drawings must be submitted to the Aesthetic Committee for scrutiny. It is essential that the working drawings submitted are a duplicate of the approved sketch plans. If approved, the Aesthetic Committee will apply the stamp of approval, which will be required by the local authority for their approval.

The working drawings prepared for submission to the Local Authority should first be submitted to the CREHOA for scrutiny and approval, at least three weeks prior to the anticipated Local Authority submission. Two full sets should be submitted.

This document should be considered supplementary to the National Building Regulations (NBR) and the local Authority requirements. Should there be any discrepancy, the NBR and Local Authority requirements should take precedence.

Any application for waivers of Local Authority requirements should first be approved by the CREHOA.

Once again, if amendments are required, those are to be done and re-submitted to the Aesthetic Committee for final approval. The decision of the CREHOA and the Aesthetic Committee is final.

The following final plans must be submitted to the Estate Architect:

- Two sets of final colour plans, three sets of black and white final plans.

On approval, the drawings/plans will be stamped with the CREHOA “approval stamp”, and one set returned to the owner. One set will be forwarded by the Estate Architect to the CREHOA by means of a Stand File.

Note: the Local Authority will never scrutinise any plans without the CREHOA's “approved” stamp on them.

On approval by the CREHOA, the drawings can be prepared for submission to Mogale City Local Municipality in terms of the National Building Regulations, and the Council submission requirements.

It is noted that the Aesthetics Committee's comments and decisions are made in the best interest of the Estate and are final and binding. These are made in their unfettered discretion.

Once all the plans are approved in terms of the aesthetic requirements and Local Authority, construction may commence after the necessary initial building project interview took place successfully. During this compulsory interview, forms will be completed, agreements will be signed, and the building project will be enrolled. It is compulsory for the owner and the main building contractor to attend these interviews together.

Note: No building work may commence without the approval of both the CREHOA and the Local Council.

Each design will be reviewed on its own merits. Whilst a proposal may comply with the rules and guidelines contained in this document, the final design must in every way comply with the aesthetic goals and themes of the Estate. The review process will determine this.

7. APPROVED BUILDING MATERIALS AND DESIGN STYLES

7.1. COVERINGS

The following roof coverings will be allowed:

- Approved Metal Sheetting (Chromadek)
 - All concrete roof tiles
 - Slate roof tiles
 - Flat concrete roof with non-reflecting finish
 - Translucent sheetting IBR clear or opaque
 - Polyurethane sheetting.
-
- 7.1.1. All roof colours must be natural colours, Dark Grey or Charcoal, and approved by the Aesthetics Committee. The roof sheetting must be of “Chromadek” material and colour coded. No white or black roof colours.
 - 7.1.2. No un-painted or non-colour coded galvanized roof coverage or gutters, drainpipes, solarpanel pipes, exposed sewerage pipes, etc. will be permitted.
 - 7.1.3. All exposed gutters, rainwater storage facilities, water tanks and equipment, solar geyser pipes, solar pool panel pipes, sewerage pipes, etc. must be painted to match the colour of the exterior building walls.
 - 7.1.4. All carport, lean-to or similar roofs must have gutters and down pipes to channel storm water. Storm water or rainwater from roofs may not fall or drop onto neighbouring stands (municipal law).

7.2. ROOFS

No restriction to the roof design is imposed, but galvanized/zinc sheet metal and thatched roofs will not be allowed. Flat roofs must be waterproofed concrete.

The waterproofing should be covered with a layer of approved aggregate and silver/reflective waterproofed areas must be covered or painted in acceptable earth tones colours.

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Note the following to the roof clause for clarity:

	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
Roof fixture / Chimneys	Painted tiles or sheeting.	Concrete or natural Terracotta clay roof tiles.
	Galvanised sheeting to complement main structure.	Slate tiles.
	Pre-cast concrete facings.	Chromadek sheeting (any profile).
	Thatch roof.	Flat concrete roof with non- reflecting finish.
	Reflective/shiny metal of any kind.	Translucent sheeting IBR clear or opaque.
		Polyurethane or Polycarp sheeting.

All roof colours must be earthly brown colours or dark grey to charcoal colours, approved by the Aesthetics Committee. Red, green, blue, yellow, white and pitch-black roofs will not be allowed.

Antique type tiles will be considered but no mixed tile patterns (different tile colours) will be allowed. Except for flat non-visible concrete roofs only a single roof finish per dwelling will be allowed.

7.3. STRUCTURAL WALLS AND SCREEN WALLS

- Walls may be face-brick, plastered or bagged, but colours must be submitted for approval.
- Whenever changes are to be made to exterior colours of a house, it must be approved by the Aesthetics Committee in writing beforehand.
- Face bricks to be used must be of a red stone colour or autumn range of colour and samples must be approved by the Aesthetics Committee before any paint work is undertaken.
- Natural stone and other stone will be permitted but samples must be approved by the Aesthetics Committee beforehand.
- Selected semi-face bricks with autumn colours may be used but must be approved by the Aesthetics Committee.
- All screen walls on a stand must be completed and finished on both sides.
- All building materials must always be approved by the Aesthetics Committee.
- Street boundary walls can be a combination of face brick or plastered columns with infill Clearvu (or similar) panels to increase transparency.
- Street boundary walls to be incorporated in the design of the façade and can be set back in line with garage (or further) to open up landscaping opportunities visible from the street.

7.4. ARCHITECTURAL ELEMENTS AND DETAILS TO BE USED

The following very typical elements could be used but in a modern application:

- Exposed natural stone columns and chimneys
- Natural stone gateways and walls
- Natural stone plinths and wall panels
- Decorative timber handrails
- Exposed timber trusses

7.5. PROHIBITED BUILDING MATERIAL

To allow for diversity and interest, a variety of individual architectural designs and building combinations will be encouraged. In principle, no limitations are placed on building materials other than the following items which are NOT permitted:

- Unpainted plaster (except cement oxide or if shown on approved elevations)
- Wood panel fencing
- Razor and barbed wire
- Palisade fencing
- Asbestos
- No mirror/highly reflective glass may be used in external windows or doors.
- No clear/transparent type garage doors or panels are permitted.

8. PAVING AND LANDSCAPING

- 8.1.** Landscaping on sidewalks must be undertaken within the integrated landscape language of the Cradle Ridge Estate. Sidewalks/pavements/road reserve do not form part of a residential stand but is the servitude of the Local Authority. No concrete/brick construction works are to be done on sidewalks/pavements/road reserves in any form.
- 8.2.** The landscaping theme of The Cradle Ridge Estate is to be encouraged in the use of indigenous and water-wise trees and plants.
- 8.3.** All driveways must be paved. No imprint concrete or concrete paving is allowed on the Estate. Preference will be given to clay brick paving, coloured interlocking or cobble stone. The paved sidewalk must get priority over the driveways and may not be removed.

- 8.4.** The use of hedgerows is recommended, and the planting of indigenous trees and shrubs is encouraged where possible. Trees to be planted in the road reserve must follow the guidelines set for that street.
- 8.5.** Planting of hedgerows is also encouraged where Clearvu fencing is used.
- 8.6.** No trees, plants or sidewalk lawn may be removed without prior approval of the CREHOA.
- 8.7.** No shrubs, trees, flowers or plants may be planted on sidewalks without prior written approval by the CREHOA.

9. CONSTRUCTION ACTIVITIES

Construction activities include any and all work done by owners and contractors such as development of new residences and related facilities including swimming pools, shelters, outbuildings, extensions, alterations etc.

As the building within the Estate will be done over a considerable period, the following rules have been formulated to the benefit of residents:

- 9.1.** All contractors are to register at the Estate Manager's office before access is granted and any work can commence.
- 9.2.** All workers will be identified and registered on the access control system by way of producing a valid South African identity document or a valid foreign passport with a valid work permit. A nominal administration fee for the registration process may be imposed by the CREHOA.
- 9.3.** Workers are registered per building site and are restricted to that site/stand. Should the workers be involved in building activities on more than one building site, permission should be obtained for movement of workers between the sites/stands.
- 9.4.** All access to the Estate by delivery vehicles and short-term subcontractors (e.g. suppliers of concrete slabs, roof trusses etc.) will only be allowed after permission is obtained from the resident/owner and after signing the access register. The CREHOA reserves the right to refuse admission to contractors, their staff, and their vehicles if previously involved in the contravention of any of the CREHOA rules.
- 9.5.** The CREHOA reserves the right to refuse access to the Estate for contractors, workers and sub-contractors where the relevant property owner is in arrears in respect of levies or any other amounts due to the CREHOA.

- 9.6.** All building materials are to be stored within the site boundary. No material is to be off-loaded onto the road or road reserve/sidewalk/ pavement, unless temporary permission is granted by the Estate Manager.
- 9.7.** No advertising or sub-contractor's boards will be permitted prior to approval by the CREHOA. Only the approved main building contractor's professional builders' information board will be permitted. The dimension of such boards may not exceed 600 mm x 800 mm.
- 9.8.** No workers will be permitted on site between 18H00 and 07H00.
- 9.9.** All contractors must provide screened ablution facilities for the workers and sub- contractors under his control and according to the prescribed rules of the Estate.
- 9.10.** Construction activity is only allowed during the following hours:
- Monday to Thursday: 07h00 to 18h00
 - Friday: 07h00 to 17h00
 - Saturday: 07h00 to 13h00
 - No work allowed on Sundays and Public Holidays.
- 9.11.** The stand owner is responsible for the continuous removal building rubble, rock and unwanted soil during construction.
- 9.12.** No rubble, rocks or unwanted soil may be stockpiled on any communal property, pavements, or adjacent properties to await the collective removal of the material at the completion of construction, unless permission is obtained from both the owner and Estate Manager and removal terms and time frames have been agreed upon beforehand.
- 9.13.** Each building site must have a "Skip" type refuse bin (minimum size of 5 m³) for the collection of plastic bags, cement bags, building rubble etc. NO BIN, NO WORK.
- 9.14.** The Estate is a smoke-free area. NO items may be burned on site.
- 9.15.** The stand owner will be held liable for the behaviour of, or damage caused by his/her visitors, contractors, and employees.
- 9.16.** Fines and spot fines may be levied from time to time by the CREHOA (via the Estate Manager) to contractors and delivery vehicles that spill material on the tar road, damage roadways and kerbs, stain tarmac and generally create nuisance within the Estate.

9.17. During the approval of the building plans by the Estate Architect, owners must sign the sample sheet as proof of agreement regarding the external colours of their house, the paint code and number must be reflected, the type and colour of the driveway paving, roof colour and type, colour and type of bricks as well as the type of roof tiles.

9.18. COLOUR OF PAINT ON THE EXTERIOR OF HOUSES.

House walls and street side boundary walls must be well-painted and well-maintained at all times. All external colours on a house must be **earth/natural colours** as determined by the Aesthetics Committee.

Colours prohibited are black and all shades of blue, red, purple, pink and orange. Clarity on all colours must be obtained from the Aesthetics Committee of the Estate. The compliment/accent/secondary colours on the exterior structural facets of a home must be within reasonable acceptance of the Aesthetics Committee and be approved by the Aesthetics Committee before the paintwork is started.

All contractors and workers must be registered for biometric access to the Estate.

9.18.1. Re-painting of residential houses:

For the re-paint of the exterior of a house, samples of the colours to be painted must be submitted to the Estate Manager beforehand. The colours to be painted must first be approved by the Aesthetics Committee according to a set criteria before the paint work can begin. The sample of the proposed new colours together with the name of the manufacturer and the colour codes must be submitted. Copies of the plan of the house (site plan and elevations) indicating where which colour will be painted must also be submitted.

Inspections of the external colours of a house will be done by the Estate Manager from time to time. The final approved colours must be signed off by the Estate Manager on behalf of the Aesthetics Committee.

All contractors and workers must be registered for biometric access to the Estate.

9.18.2. Paint of newly built houses:

For a new house, the inspection will be conducted according to the signed sample sheet approved by the Aesthetics Committee and the owner during the approval of the building plans by the Controlling Architect and Aesthetics Committee. Failure to comply with this rule will lead to penalties being imposed. Colours will be approved according to the set criteria for exterior paint work.

A sample block of one square meter of each external colour must also be painted on an outside wall before the inspection can take place. Inspections on the external colours of a house will be done by the Estate Manager on a continuous basis. The final approved colours must be signed off by the Estate Manager on behalf of the Aesthetics Committee. The owner of the house and/or his building contractor must arrange such final inspections with the Estate Manager.

9.19. WATER TANKS.

All water tank colours must be natural colours (to match dwelling), Dark grey, charcoal or sand coloured and/or as approved by the Aesthetics Committee.

9.20. PROJECTS ON RESIDENTIAL STANDS.

All new projects on residential stands (swimming pools, additions, carports, lean-to's, fishponds, maintenance, renovations, paintwork, decks, louvre roofs, etc.) must be registered with the CREHOA before any project is commenced. The owner and the contractor must attend a project interview with the Estate Manager beforehand for the project to be registered. Contractors and workers must be registered for biometric access to the Estate. For some projects approval from the Local Authority is needed. The procedures of the CREHOA must be followed at all times.

Construction of any kind (new or additions to existing properties) will only be allowed to where the Estate Manager has changed the property classification to "building in progress".

Fines for the contravention of construction rules can be found in the document titled "Cradle Ridge Estate Fines & Fees Schedule".

10. GENERAL

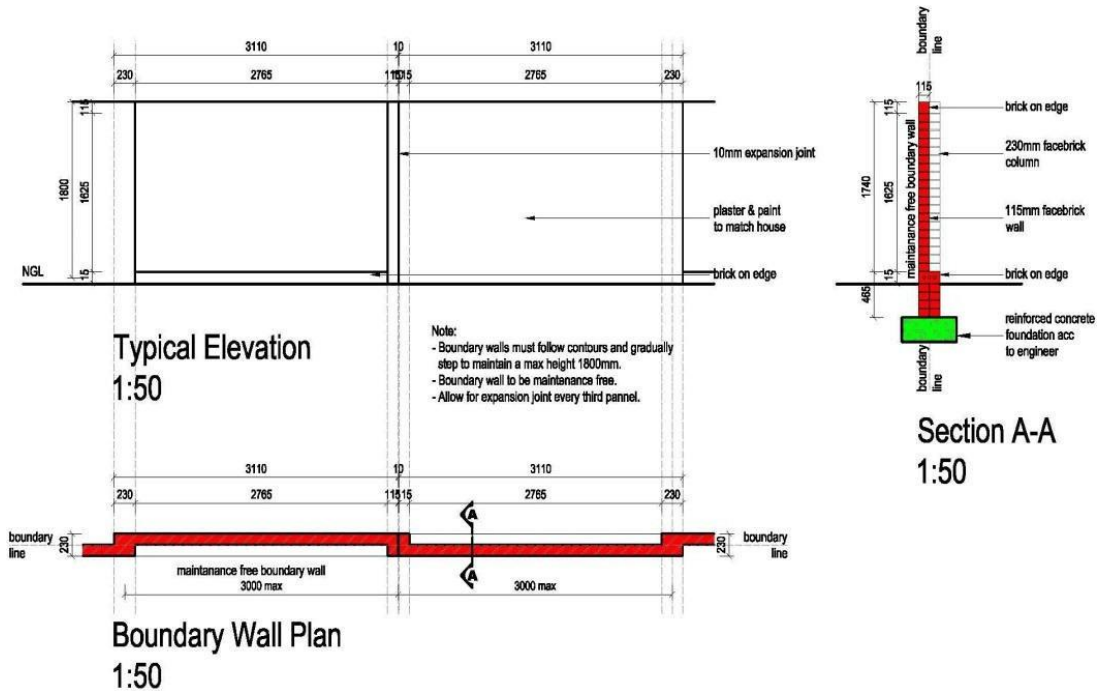
- 10.1.** Since building activities constantly take place, owners must ensure that their residences are properly secured at all times. Safety and security is the shared responsibility of the owners themselves as well as the Estate security company. Only families are permitted on residential homes. The rules of the Estate do not permit any form of guesthouses or boarding houses or similar. For this reason, multiple families or boarders are not permitted on the Estate. Only one family per residential house (per stand) where family members can be registered on the biometric access system of the Estate.
- 10.2.** The homeowner or their Architect must discuss his proposed design concept with the Aesthetics Committee at an early stage or before any changes are planned.
- 10.3.** No private boreholes will be allowed, other than the existing boreholes in the township to feed all the water features.
- 10.4.** The CRHOA will be responsible for the maintenance of the streets, street lights, road signs, water and sewer reticulation systems.
- 10.5.** The day to day running of the estate will be managed by the CREHOA. The financial management of the Estate will be done by an CREHOA appointed managing agent. All queries regarding levies or any financial enquiry relating to the running of the estate must be directed to such appointed managing agent. Visit the Cradle Ridge Estate online portal at <https://www.cradleridge.estate> for contact information of relevant parties.

10.6. ALTERATION OF THE NATURAL GROUND LEVEL

Due to the nature of the Development Scheme, it will be required for owners to fill and level out the erven before or after construction of the dwelling.

A retaining wall which forms an integral part of the design and structure of the boundary wall might have to be erected. The erected retaining wall must be the same height as the proposed new landfill level. The owner of the erf altering the natural ground level must ensure that the new height of the boundary wall on his/her side is 1.8 meter as from the new ground level and is responsible for all the costs related to the higher boundary wall. To build a retaining wall, a structural engineer must be appointed to address the design of such retaining wall and also to sign off on the construction of the wall on completion thereof. Plans of such retaining wall must also be submitted to the CRHOA for approval.

The typical design of boundary walls on the Estate (subject to amendment by the CREHOA from time to time):



10.7. Balconies, swimming pools and lean-tos

- 10.7.1. The privacy of surrounding properties is a priority for the CREHOA. Balconies and windows on the first floor are allowed at the street/North/park facing side of a stand. Any other balconies, windows and living spaces will be approved by the CREHOA on individual merits, taking into account the overall design & layout of the plan and location of the stand in the Estate and the neighbour's privacy.
- 10.7.2. No balconies are allowed on the southern side of a house accept on street facing.
- 10.7.3. A street facing balcony on the first floor does not need to be screen walled since the distance from any neighbours' house is sufficient.
- 10.7.4. An eastern or western balcony facing the neighbours directly and which is within the primary right, doesn't need to be screen walled 1.8 meters high.
- 10.7.5. Should a street be on the western boundary of a house, a western window on the first floor with clear glass can be approved for such a house.
- 10.7.6. If an eastern or western window with clear glass on the first floor is of 3 metres or more from the neighbours' boundary wall, it should not have a significant effect on privacy and can for that reason possibly be approved. If windows are to be obscured, it will be inspected during the Aesthetics Occupancy Inspection of the CREHOA/Estate Architect and instructed thereafter.

- 10.7.7. Swimming pools are preferably not allowed on the southern side of a house. A copy of the Local Authority's approved plans must be submitted to the CREHOA for all swimming pools.
- 10.7.8. All lean-tos and carports to have Local Authority approved plans and submitted to the CREHOA.
- 10.7.9. The Primary Right: The primary right of an owner/stand determines whether windows facing direct neighbours need to be obscured or not. All bathroom and toilet windows must be obscured.
- 10.7.10. Good orientation is required of all designs. As per SANS 10400, openings and windows must mostly face north. Exposure to the west must be limited as far as possible. Orientation and position of patios, verandas, and social outdoor space to the North-east of the buildings. Service areas and auxiliary areas can be positioned to the south through west side of the buildings.

10.8. Energy Efficient Design Regulation: SANS10400XA

It is the objective of the Estate that developments within it should conform to environmental and energy efficiency design considerations. In line with this, it is therefore a requirement that any development within the estate must incorporate energy saving systems / mechanisms. Plans will only be approved if such mechanisms have been incorporated and are clearly shown on the drawings.

Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval plans. All down pipes must match the colour of the wall to which they are fixed. The tank of the geyser must be inside the roof, or, if not in the roof, not visible from the street view.

According to this new regulation, which came into effect on 10 November 2011, the orientation and shading of a house should comply with the requirements of SANS

204. (Paragraph 4.2 clause 4.2.1 (b). SANS 204 (paragraph 4.2) refers:

Penalties for deviation from any Architectural Design Rule can be found in the document titled "Cradle Ridge Estate Fines & Fees Schedule"

" Buildings should be orientated approximately true north."

" Living spaces should be arranged so that the rooms where people spend most of their hours are located on the northern side of the unit. Uninhabited rooms such as bathrooms and storerooms can be used to screen unwanted western sun or to prevent heat loss on the South Facing facade. Living rooms should ideally be placed on the Northern side'

" The longer axis of the dwelling should be orientated so that it runs as near East/West as possible"

11. BUILDING PLAN PROCESS

The following must be adhered to before building plans will be considered for inspection:

11.1. PLAN APPROVAL FEES ON SUBMISSIONS

See the document titled "Cradle Ridge Estate Fines & Fees Schedule" for plan approval and amendment fees.

11.2. BUILDING DEPOSITS

- 11.2.1. A building deposit as per the document titled "Cradle Ridge Estate Fines & Fees Schedule" must be paid to the CREHOA, simultaneously with the submission of the building plans for approval, which deposit will be held in trust, by the Estate management company (interest free) pending completion of the building works and the issuing of the occupation certificates. Plans will only be approved once this payment is made in full. A total of up to 70% of such building deposit is refundable after issuing of the Aesthetics Occupancy Certificate by the CREHOA.
- 11.2.2. The building deposit will be used if there is a breach or non-performance to remove rubble or make good any damage caused by the owner, contractor or sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding fines or spot fines.
- 11.2.3. The portion of the building deposit that can be refunded will be done after submission to the Estate Manager of a Local Authority's Certificate of Completion and Occupancy and such refund shall be affected after the CREHOA has done an Aesthetics Occupancy Inspection and certified that the erf and surrounding area has

been properly restored and the dwelling has been constructed and completed as per the approved building plans.

- 11.2.4. The CREHOA reserves the right to utilise the building deposit and claim any additional amount from the owner against the levy account of the stand, if the cost or cost of repair referred to in clause 11.2.2 above is higher than the building deposit held by the CREHOA.
- 11.2.5. Proof of the payment of the building deposit must be provided to the Estate Architect before the plans will be approved by the Aesthetics Committee.
- 11.2.6. Building deposits are payable for all carports, additions, swimming pools, renovations, lean-tos, louvre roofs, all construction related work, etc.
- 11.2.7. Local Authority approved plans must be submitted to the CREHOA for additions, carports, swimming pools, lean-tos, renovations, louvre roofs, all construction related work, etc.
- 11.2.8. Building deposits are not payable for projects like electrical work.

11.3. PRE-PAID ELECTRICITY AND WATER METER

- 11.3.1. The pre-paid electricity meter and the pre-paid water meter should be installed and fully operational before any construction on the erf can commence.
- 11.3.2. Fees are payable to the CREHOA for the ordering and installation of pre-paid water and pre-paid electricity meters. Current fees can be obtained from the Estate Manager. Installation time may only be several weeks after payment is received.

11.4. ADDITIONAL BUILDING PLAN REQUIREMENTS

- 11.4.1. All plans necessary for Local Authority approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the CREHOA. Plan approval fees charged by the Mogale City Local Municipality are for the owner's account.
- 11.4.2. The following items must inter alia be on the plans:
 - Area of dwelling including patios and outbuildings
 - Area of the Stand.
 - Coverage (%) & FAR (Floor to Area Ratio)
 - The percentage of first floor relating to ground floor.
 - All external finishes including a colour specification on a sample sheet. One elevation to be coloured accordingly.

- Boundary wall/fence details, elevation of street wall and a note detailing the wall finishes on both sides.
- Position of water storage containers and the design of the water reticulation system in the dwelling.
- Position of rainwater harvesting containers and the integration of such in the design of the water reticulation system of the dwelling.
- Electrical reticulation of the dwelling which indicates and includes ripple relays, surge protection (lightning arrestors) and the onsite earthing system.
- Drainage and how it is concealed. A note on the plans that the drainage on single storey level will be painted to match the colour of the house.
- Coloured site plan to scale 1:200 with the footprint (not plan) of the house showing:
 - Single and double storey areas differently hatched / outlined and indicated.
 - Street, Single storey as well as Double storey building lines.
 - The width of the driveways, the paving to be used and a note to indicate that there is no obstruction to the entrance/exit.
 - The height of existing and new walls and a note that new wall will be completed and finished on both sides.
 - The distance of the sewer connection to the nearest boundary and the depth of the connection as indicated on the connection slip
 - distances of all structures/swimming pools to the boundary (show perpendicular), as well as all distances between structures / pools.
 - Erf dimensions, adjacent stand numbers and park / walkway areas.
 - Kitchen yard with washing line screened. Please note that all walls shown on plans must be built before a clearance certificate will be issued.
 - All boundary walls to be shown on site plan & a section, elevation & detail must be on plans.
 - Outside toilets to have either a screen wall or the door to have a self-closing arm.
 - All building sites to be screened before building may commence.
- The signatures of both the Owner and Architect. An original Power of Attorney to be provided if the owner has not signed the plans.
- The owner and the architect must both sign the Sample Sheet for the external wall paint, paving, roof material & colour and the bricks & cladding.

- 11.4.3. An accredited Structural Engineer must be appointed and sign on the plans prior to approval by the Aesthetics Committee.
- 11.4.4. A copy of the current NHBRC Registration Certificate issued to the appointed Builder as well as the NHBRC Enrolment Certificate must be submitted to the Estate Manager of the CREHOA prior to commencing with any building activities.
- 11.4.5. A signed “Annexure A” (see below) to be submitted to the CREHOA prior to approval of plans.

NB: A checklist and application form is to be obtained from the Estate Architect before submitting the plans. This form must be completed in full before plan submission.

The CREHOA reserves the right to change the plan submission procedure/rules at any stage.

12. SAFETY FILES & SAFETY CERTIFICATES.

According to the Occupational Health & Safety Act, Act 85 of 1993 (Regulation #5), the owner of a stand for whom construction work is performed is the “client” by the Act and is responsible and accountable for the safety of all workers on his stand during a building period.

For this reason, the owner is financially responsible for the Safety File system that will be applicable to the building project on the building site and all the inspections related to the site’s safety.

The owner must appoint an accredited Safety Officer who will compile the Safety Files on behalf of the owner (client) or assess the correct self-designed safety file by the owner in order to issue the Safety Certificate that must be provided to the Estate Manager.

The Safety File system is the property of the owner although the main building contractor, who is the principal contractor by Act, will manage the Safety File system during the building project.

The set of Safety Files must be handed back by the main building contractor to the owner (client) on the day of the successful Aesthetics Occupancy Inspection that is done by the CREHOA’s appointed person. The owner must keep the set of Safety Files secured at all times.

13. FINES

Refer to the document titled “Cradle Ridge Estate Fines & Fees Schedule” for all fines.

14. THE LATEST VERSION OF THESE RULES

The latest version of these rules will always be regarded as the applicable version under all circumstances. The CREHOA reserves the right to change the Estate's Architectural & Aesthetics Design Rules and the Residents Handbook & Conduct Rules documents at any stage.

ANNEXURE A

**DECLARATION BY OWNERS: ACKNOWLEDGEMENT OF RECEIPT OF ARCHITECTURAL
DESIGN GUIDELINES AND UNDERSTAND OF THE RULES THEREIN**

This section is an Annexure to the Estate's Architectural & Aesthetics Design Rules and the Residents Handbook & Conduct Rules and serve to be signed and submitted to the Estate Architect.

The owner and his/her contractor and sub-contractors will be bound by these rules and any amendments thereto from time to time, and no elevation or relaxation will be permitted without the prior written approval by the CREHOA.

In the case where the property is sold or leased, the seller or lesser must ensure that the buyer or lessee (tenant) receives a copy of these rules which are binding on the buyer or lessee at all times.

STAND NUMBER:	
OWNER'S INITIALS & SURNAME:	
OWNER'S CELLPHONE NUMBER:	
OWNER'S SIGNATURE:	
DATE SIGNED:	
ARCHITECT:	
ARCHITECT'S CELLPHONE NUMBER:	
DATE SIGNED:	



GUIDELINES CHECKLIST FOR HOA APPROVAL

Note: This checklist serves as a guide as to the information that the Aesthetics Committee requires and will assist the applicant and the Aesthetics Committee in the speedy approval of plans.

DRAWINGS

	YES	NO	COMMENT
Site plan:			
• Scale 1:200 and in colour			
• Contours			
• Building lines			
• Width of driveway			
• Indicate all boundary walls and heights			
• Single & double storey areas hatched			
• Distance of sewer connection to the nearest boundary and the depth of the connection as indicated on the connection slip.			
• Distances of all structures to the boundary			
• Erf dimensions, adjacent stand numbers and park/walkways			
• Yards and screening wall notes			
Plans and elevations: Scale 1:100			
Electrical reticulation			
Signatures:			
• Architect, owner and structural engineer			

THE SITE

	YES	NO	COMMENT
Stand number and size			
Building lines:			
Single Storey Dwellings			
Street Boundary: 3 meters			
<ul style="list-style-type: none"> Side Boundary: 2 meters 			
<ul style="list-style-type: none"> Back Boundary: 2 meters (Excluding erven 57 – 63) 			
<ul style="list-style-type: none"> Back Boundary (erven 57 – 63): 5 meters. 			
Double Storey Dwellings			
Street Boundary: 3 meters			
<ul style="list-style-type: none"> Side Boundary: 2 meters 			
<ul style="list-style-type: none"> Back Boundary: 2 meters (Excluding erven 57 – 63) 			
<ul style="list-style-type: none"> Back Boundary (erven 57 – 63): 5 meters. 			
Side of back boundaries bordering an open space/green area:			
3 meters from the open space			
<ul style="list-style-type: none"> Corner stands bordering two or more street boundaries/green areas can apply for a relaxation up to 2 meters on one of these boundaries. 			

LAND USE AND COVERAGE

	YES	NO	COMMENT
One dwelling per erf			
Area schedule			
Coverage and Floor Space Ratio			
Maximum two storeys			
<ul style="list-style-type: none"> Coverage – Single storey dwelling: 50% 			
<ul style="list-style-type: none"> Coverage – Double storey dwelling: Ground floor coverage of double storey not to exceed 50% of the area of the stand 			
<ul style="list-style-type: none"> Percentage of first floor relating to the ground floor: First floor plan shall not exceed 80% of the area of the stand 			
No dwelling may be smaller than 140m ² including the garages			

STAND BOUNDARIES

	YES	NO	COMMENT
Street boundaries:			
Open boundaries			
<ul style="list-style-type: none"> • Clearvu (or similar) with masonry columns at height of 1,8m. 			
<ul style="list-style-type: none"> • Solid walls: Not to exceed 50% of total length of street boundary 			
<ul style="list-style-type: none"> • Corner stands: Solid boundary wall not to exceed 75% of total length of the two street side boundary walls. 25% to be open or filled with Clearvu (or similar) 			
Side boundaries:			
<ul style="list-style-type: none"> • Lay-out pattern to be according to prescribed 3-meter length panel lay-out. 			
Materials selection:			
<ul style="list-style-type: none"> • General inclusions: face brick (red or autumn colour range), plastered or bagged, natural stone 			
<ul style="list-style-type: none"> • No wood panelling, razor wire, asbestos, palisade and fencing 			

LANDSCAPING

	YES	NO	COMMENT
Three indigenous trees to be planted in road reserve per street boundary			
Planting not to interfere with pedestrian traffic or obscure motorist vision			
Children play areas (Jungle Gym) to be screened from street and to conform to use of natural materials.			
Maximum of 35% of open areas may be paved			
Pavers to be stone or clay materials			
Non earth tone paving/screed not allowed			

WATER STORAGE & RAINWATER HARVESTING

	YES	NO	COMMENT
Placement of a 2500 litres water storage tank screened from neighbours and street view			

Placement of a rainwater harvesting storage tank screened from neighbours and street view			
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GENERAL (CONSTRUCTION AND MATERIALS)

	YES	NO	COMMENT
Exterior elements:			
<ul style="list-style-type: none"> Solar heating panels to be indicated on the plans and to form part of the basic building structure. The tank of the solar geyser must be inside the roof or if not in the roof, not be visible from the street. 			
<ul style="list-style-type: none"> TV aerials, air-condition units, satellite dishes to be indicated on the approval plans. Air-conditioning units not to be installed higher than 1.8m above natural ground level 			
<ul style="list-style-type: none"> Washing lines and refuse may not be visible from street view or public areas and may not protrude above the 1.8m screen wall 			
<ul style="list-style-type: none"> No pre-fabricated garden sheds or Wendy houses allowed 			
<ul style="list-style-type: none"> Awnings to be of earth-toned chromadek roof materials. No shade cloth or netting allowed. 			
Buildings:			
<ul style="list-style-type: none"> Staff accommodation: not nearer to the street than the main building unless contained under the same roof or integrated into the overall design 			
<ul style="list-style-type: none"> Outbuildings and/or Granny Flats to match original building design in style, elevation and material usage. 			
Plumbing and services:			
<ul style="list-style-type: none"> Exposed plumbing will not be permitted and must be hosted in internal ducts/screened off ducts. 			
<ul style="list-style-type: none"> No sewer pipes may be visible from street view. 			
Swimming pools:			
<ul style="list-style-type: none"> Clearly indicated on approval plans 			
<ul style="list-style-type: none"> A Clearvu (or similar) type fence to must be used to fence off any 			

swimming pool area. No palisade fencing allowed			
<ul style="list-style-type: none"> No visible pump allowed 			
Carports and lean-tos:			
<ul style="list-style-type: none"> Carports to be indicated on plans 			
<ul style="list-style-type: none"> Size of uprights to be minimum 75mm square tubing. 			
<ul style="list-style-type: none"> Facias to be the same as that of 3 tier louvre deck facias. 			
<ul style="list-style-type: none"> Neighbour approval 			
<ul style="list-style-type: none"> Carport shade netting not allowed 			
<ul style="list-style-type: none"> Gutters and downpipes required 			
Garages:			
<ul style="list-style-type: none"> Closed garages are recommended. 			
<ul style="list-style-type: none"> No mirror type or clear type garage doors are permitted. 			
Windows, balconies & patios			
<ul style="list-style-type: none"> A permanent screen is required where it overlook neighbours' private space 			
<ul style="list-style-type: none"> Windows overlooking neighbours private space to be obscured and restricted in their opening 			
Roofs			
<ul style="list-style-type: none"> No thatch roofs or galvanised/Zinc sheet roofs 			
<ul style="list-style-type: none"> Flat concrete roof's waterproofing to be covered with a layer on non-reflective aggregate. 			
<ul style="list-style-type: none"> No painted tiles or sheeting allowed. 			
<ul style="list-style-type: none"> Only natural and grey colours to be used in the Chromadek range and all roof components to match roof sheeting colour. 			

EXTERIOR FINISHES: COLOUR SCHEME

	YES	NO	COMMENT
Paint colours and finishes to be indicated on plans and/or renderings.			
Colours to be in the earthly soil/ground colour range including greys.			
Face brick to be in the red or autumn colour range			
Unpainted plaster is not allowed.			
Natural stone finishes to be indicated and specified for approval			