

# OLIVEDALE

RETIREMENT VILLAGE · AFTREE-OORD

## CONDITIONS APPLICABLE FROM 29 SEPTEMBER 2016

### **General Conditions**

1. Application for any change to the Section must be made in writing.
2. The Directors reserve the right to decline any application.
3. No work may commence before the application has been approved.
4. The application must include a site plan of the unit clearly showing the proposed positioning of the installation/change in relation to the unit, road and neighbouring units.
5. A written quotation for the work must accompany the application.
6. The installer must be a reputable company with staff that are qualified to do the work.
7. Specifications for the installation/change must be included in the submission and must conform to the laid down requirements and **existing** installations/changes in the Village. If possible, a colour brochure from the supplier and/or photographs must be included with the specification.
8. The applicant understands that if the change/installation does not conform to the specifications approved in this application, the Directors can issue an instruction for the removal of the structure at the owners cost.
9. Although the installation/change will be erected on common property, the applicant undertakes to maintain **and/or repair** the installation at their own cost and the Directors reserve the right to take any action that may be necessary if this is not done.
10. Any damage to the existing structure or common property caused by the installation, or attributable at a later stage to the existence of the installation, must be immediately repaired by the owner, at their cost.
11. Insurance of the installation is the responsibility of the owner and the premiums thereof will be for the owner's account.
12. The conditions of this application must be part of the deed of any future sale. Future owners must give written acceptance of same before a Clearance Certificate is issued.

### **Special Conditions**

#### **Air conditioning**

1. The air conditioning system must be quiet and not be a nuisance factor to any neighbours.
- 2: All the external components of the system shall be installed in the courtyard.
3. All cabling and piping is to be enclosed in trunking to be painted the same colour as the wall on which it is secured.
4. The system must have a drainage pipe fitted that will flow into the storm water system.

#### **Carport**

1. Only the following approved suppliers can be used:
  - a. Fanie du Toit Contractors Contact: Anelique 082 3145 6140
  - b. Carport Brothers: Contact: Stefan 083 554 7782 / 011 782 3184
2. The following specifications must be adhered to:
  - a. Roof covering: Gemsbok Sand 0.5 IBR
  - b. Paint colour for facia: One layer Red Oxide  
Two layers of Gemsbok Sand QDE GS
  - c. Paint colour for framework: White

3. Letters of consent of the neighbours on either side and those opposite must be handed in at reception. Letters of consent must clearly state their unit number

#### **Garden Gate**

1. The gate must be the same height and colour as the picket fence and must appear to be part of the fence.
2. Approved supplier: Du Toit Kontrakteurs, Anelique 082 315 6140, dutoitkontrakteurs@yahoo.com

#### **Louvre Awning**

1. The louvre awning must be a standard Weather Master Louvre awning and the size that is required must be specified on the quotation.
2. Weather Master Contact details 011 624 1110 or 0800 111 222 [sales@weathermaster.co.za](mailto:sales@weathermaster.co.za)
3. **Paint colour specifications???**
4. The louvre awning must be attached from the fascia board.

#### **Patio Blind**

1. Sheer Weave blinds with side shutters and a sling pulley system are acceptable. No other cords may be visible. **Motorised rewinding?????**
2. The following suppliers have been approved:
  - a) Rowan Thackwray 083 225 6731 [designablinds@gmail.com](mailto:designablinds@gmail.com)  
Approved colours: Linen, White Grey, Charcoal Tan
  - b) Chelsea Outdoor Blinds 011 422 3691 or 073 214 1523 [cheseablinds@jolynpromotions.co.za](mailto:cheseablinds@jolynpromotions.co.za)  
Approved colours: Suntex 95 range Mocha, Sand and White Grey
  - c) **Third supplier approved – details at meeting**
3. The Zip Lock system is approved. Supplier: Rowan Thackwray 083 225 6731 [designablinds@gmail.com](mailto:designablinds@gmail.com) Approved colours: Sandy Beige (2135) or Boulder (2171)
4. Applications from other suppliers may be considered provided the style and colours match the existing installations in the Village. Material and colour brochure must be supplied. The quotation must detail the method of attachment and roll up mechanism.

#### **Paving Alterations**

1. The Applications will be evaluated based on the aesthetic appearance.
2. **Paving must be edged with a roller course on a cement base.**
3. Approved Supplier: Brick Paving Company Contact: Shaun 083 641 8591  
Colour – Sahara sand

#### **Picket Fence**

1. Picket fencing erected on ground level shall be 950mm high x 70mm wide with a 70mm gap between pickets. The wood must be creosote treated and insect resistant.
2. **Picket fencing erected on top of walls shall be 500mm high x 70mm wide with a 70mm gap between pickets.**
3. **Posts shall be 75mm square steel (specification needed) tubing capped with a steel plate and shall not protrude above the pickets. Cross bars shall be 25mm x 40mm steel tubing set 155mm below the top of the pickets and 135mm above the lower edge of the pickets.**

#### **Rain Water Tank 26-10-16**

1. Water Tanks must be placed in an appropriate position.
  - a. If this is the courtyard, it must not hinder access and it should not protrude above the courtyard wall.
  - b. If not in the courtyard, the location must be adjacent to a unit wall, (i.e. not in the middle of a garden). Neighbours adjacent to the position should approve this location. This approval shall be attached to this application. The Committee may require the applicant to place suitable shrubs to screen the tank from view.
2. A plan of the proposed installation must be attached to the application. This must clearly indicate:
  - a. Where the water tank will be located.
  - b. The specification of the tank must be attached to this application. i.e. capacity, dimensions, material of construction. (ideally attach a brochure or photo of the tank type).
  - c. Changes to gutters and downpipes
3. Only the following colours will be considered: Rusty Brown, Terracotta, and Beige or similar. The colour must be indicated on quotation.
4. Any changes, and associated costs, to the gutters and down-pipes in order to feed rain water into the tank will be the responsibility of the owner.
5. Under no circumstance may the rainwater irrigation system be linked to the municipal water system.
6. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

#### **Security Gate**

1. The application must state whether it is a single door or sliding door.
2. Security gates in the apartments must be attached to the door frame flush with the outside edge of the door frame. Security gates may not be attached to the reveal, protrude past the door frame or be installed on brackets.
3. Approved supplier: Du Toit Boukontrakteurs & Projekte, Contact: Anelique 082 315 6140  
dutoitkontrakteurs@yahoo.com

#### **TV Antenna/Dish**

1. The owner must indicate the purpose for the antenna or dish.
2. All adjacent and opposite neighbours must provide written consent that they do not object to the installation of the antenna or dish.
3. The plan must state how high above the highest point of the roof the antenna or dish will protrude.
4. Proposed new dishes must not exceed the size of the existing DSTV dishes. It must also be of the same colour.
5. All cabling must be installed through the roof space where possible, and not along the exterior of the walls. Where cabling has to be installed along the exterior walls, every endeavor must be made to match the colour of the exterior. Cabling should not be visible on the exterior of the building.
6. Unless a new owner successfully applies to retain the installation, the antenna must be removed when the unit is vacated and the unit must be restored to its original condition.
7. The cost of repairs to any damage to the exterior of the building including roof tiles, will be for the unit owner's account

**Other**

The Directors may impose specific conditions relevant to the nature of this application.