

**CONDITIONS APPLICABLE FROM 13 OCTOBER 2016**

**(Rain Water Tank amended 20161209)**

**General Conditions 20161013**

1. Application for any change to the Section is to be made in writing.
2. The Directors reserve the right to decline any application.
3. No work may commence before an application has been approved in writing.
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 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 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 installation/change does not conform to the specifications approved in this application, the Directors can issue an instruction for the removal of the structure and reinstatement of the unit to its original state at the owners cost.
9. Although the installation/change will be erected on common property, the applicant undertakes to maintain the installation/change 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 arising therefrom will be for the owner's account.
12. The conditions of this application must be accepted in writing by any future purchaser of the Section before the Clearance Certificate is issued by the ORV.

**Special Conditions**

**Air conditioning 20161013**

1. The air conditioning system must not emit a disturbing noise.
2. All the external components of the system shall be installed in the courtyard or in a position approved by the committee.
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 drainage pipe for the air conditioning system must be indicated on the plan.
5. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Antenna and Dishes 20161013**

1. The owner must indicate the purpose for the antenna or dish.
2. All adjacent and opposite owners must provide written consent that they do not object to the installation of the antenna or dish.
3. Letters of consent must be attached to this application or handed in at reception. Letters of consent must clearly state their unit number.
4. The plan must state how high above the highest point of the roof the antenna or dish will protrude.
5. The proposed new dishes must not exceed in 825 mm diameter. It must also be of the same colour as the existing dishes in the Village.
6. 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 wall.
7. Unless a new owner successfully applies to retain the installation, the antenna must be removed when the unit is sold and the unit must be restored to its original condition.
8. The cost of repairs to any damage to the exterior of the building including roof tiles, will be for the unit owner's account.
9. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application

### **Building Structure Changes 20161013**

1. All adjacent and opposite owners must provide written consent that they do not object to the changes to the exterior of the building structure.
2. Letters of consent must be attached to this application or handed in at reception. Letters of consent must clearly state their unit number.
3. Building plans need to be passed by the City of Johannesburg for all structural changes to interior of the Section.
4. If building plans need to be approved by the City of Johannesburg, it is the responsibility of the owner to submit such plans. No work may commence before the approved plans have been submitted to the HOA.
5. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Carport 20161013**

1. Letters of consent of the owners on either side, and those opposite must be attached to the application or handed in at reception. Letters of consent must clearly state their unit number.
2. The maximum size of carports is 6 metres in length.
3. Only single carports will be approved for single garages; double carports will be approved for double garages.
4. 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
5. The following approved suppliers are recommended:
  - a. Fanie du Toit Contractors Contact:   Anelique 082 3145 6140
  - b. Carport Brothers: Contact: Stefan 083 554 7782 / 011 782 3184
6. By signing this application form, the applicant acknowledges having read, understood, and

accepted the General Terms and Conditions associated with this application. **Garden Gate**

### **Garden Gate 20161013**

1. The gate must be the same height as the picket fence and must appear to be part of the fence.
2. The following approved supplier is recommended:  
Du Toit Kontrakteurs: Contact Anelique 082 315 6140 [dutoitkontrakteurs@yahoo.com](mailto:dutoitkontrakteurs@yahoo.com)
3. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Louvre Awning 20161013**

1. The louvre awning must be a standard Weather Master Louvre awning.
2. The size that is required must be specified on the quotation.
3. Weather Master Contact 011 624 1110 or 0800 111 222 [sales@weathermaster.co.za](mailto:sales@weathermaster.co.za)
4. The louvre awning must be attached from the fascia board.
5. Paint colours must match existing specifications.
6. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application

### **Patio Blind 20161013**

1. Simple roller blinds with a sling or pulley system, with or without side shutters are acceptable. No other cords may be visible. The Zip Lock system is also approved.
2. The following suppliers have been approved for simple roller blinds:
  - a. Designa Blinds. Contact Rowan Thackwray 083 225 6731 [designablinds@gmail.com](mailto:designablinds@gmail.com)  
Approved colours for Shearweave range: Linen, White Grey, Charcoal Tan.
  - b. Chelsea Outdoor Blinds. Contact Chelsea 011 422 3691 or 073 214 1523. [cheseablinds@jolynpromotions.co.za](mailto:cheseablinds@jolynpromotions.co.za) Approved colours for Suntex 95 range: Mocha, Sand and White Grey.
  - c. Cason Blinds and Shutters: Contact Cason 073 666 7061 or 011 462 5979 [casonvdhoven@gmail.com](mailto:casonvdhoven@gmail.com) Approved colours for Sunweave range: Coffee, Bronze and Vanilla.
3. The following supplier has been approved for the Zip Lock system:
  - a. DesignaBlinds. Contact 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.
5. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **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. All pavers that are removed belong to the HOA and must be delivered to the service area.
4. Contact the garden committee regarding grass removed from the area to be paved.
5. Colour to match existing paving.
6. The following approved supplier is recommended:  
Brick Paving Company Contact: Shaun 083 641 8591
7. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application

### **Picket Fence 20161013**

1. The wood must be creosote treated and insect resistant.
2. Picket fencing erected on ground level shall be 950mm high x 70mm wide with a 70mm gap between pickets.
3. Picket fencing erected on top of walls shall be 500mm high x 70mm wide with a 70mm gap between pickets.
4. Posts shall be 75mm square steel 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.
5. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Rain Water Tank 20161209**

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).
3. Changes to gutters and downpipes:
  - a. Provide side-elevation plan(s) showing exact configuration, including leaf traps etc., of all downpipes connecting the gutter(s) to the water tank.
  - b. Pipe material and dimensions must be specified.
  - c. Pipe colour must match the wall colour as closely as possible.
4. Only the following colours will be considered: Rusty Brown, Terracotta, and Beige or similar. The colour must be indicated on quotation.
5. 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.
6. Under no circumstance may the rainwater irrigation system be linked to the municipal water system.
7. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Security Gate 20161013**

1. The application must state whether it is a single door or sliding door.
2. Security gates in the apartment passages 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. Security gates must match the design of gates already installed on a particular passage of the apartment blocks. All apartment security gates in passages to be white.
4. Security gates installed to the exterior doors/sliding doors must match existing gates.
5. Recommended approved supplier: Du Toit Boukontrakteurs & Projekte, Contact: Anelique 082 315 6140 [dutoitkontrakteurs@yahoo.com](mailto:dutoitkontrakteurs@yahoo.com)
6. Other suppliers will be considered as long as the gate design and quality is acceptable.
7. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application

### **Skylights 20161013**

1. Applications are evaluated based on the aesthetic appearance. A picture of the skylight should accompany this application.
2. The skylight should be suitable for tiled roofs.
3. Waterproof seals should be placed against the tiled roof. Any damage caused by a leak in the roof due to the installation of the skylight will be for the account of the owner.
4. The skylight must be approved by the owner's insurer.
5. The skylight should be reasonably resistant to hail.
6. Only the 500mm OR 700mm skylights may be installed. Mixing the two sizes is not permitted.
7. The colour of the skylight must match the colour of the roof tiles.
8. The skylight should be installed by a contractor who complies with the Occupational Health and Safety Act (Act No 85 of 1993) and regulations, and who is registered and in good standing with the Compensations Commissioner.
9. The contractor shall report to the Village Manager before commencing any installation work.
10. All maintenance work, including the repainting the base, will be done by the owner.
11. A skylight is a permanent fixture and cannot be removed on evacuation sale of the Section.
12. By signing this application form, the applicant acknowledges having read, understood, and accepted the General Terms and Conditions associated with this application.

### **Other**

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