

**ANNEXURE C**  
**(2021 Update)**

**SHONA LANGA HOME OWNERS ASSOCIATION NPC**



**BUILDING AND ARCHITECTURAL GUIDELINES**

These guidelines set out for prospective homeowners, contractors and developers; are the design criteria they will have to comply with if they wish to build at SHONA LANGA NATURE ESTATE.

The guidelines have been developed to preserve, protect and maintain the unique environmental and physical attributes of SHONA LANGA rather than to hamper the development. The existing farmhouse and other existing structures are excluded from these guidelines.

**HOME OWNERS ASSOCIATION (HOA)**

The function of the Home Owners Association (HOA) is to ensure that the character and quality of SHONA LANGA is maintained, thereby protecting the value of individual homes as well as the environment, whilst complying to all regulatory and legal requirements imposed by the relevant authorities. The Developer and HOA are compelled to manage and control the development process in accordance with the Record of Decision (ROD) issued by the Department of Environmental Affairs and the Shona Langa Conditions of Establishment lodged with the Thabazimbi Municipality under a registered Town Planning Scheme.

Development must conform to the fundamental intention of establishing an environment that is in harmony with nature and surrounding property. It is not the intention to unreasonably restrict building design and construction.

The Building & Architectural Guidelines are conditions of the Agreement of Sale and will be enforced by the HOA. The HOA shall in addition to any other remedy, be entitled to impose fines in respect of approved building plan deviations. The HOA reserves the right to alter or amend the Building & Architectural Guidelines.

**A. TOWN PLANNING CONTROLS**

**GENERAL**

The restrictions/guidelines set out below are in addition to any restrictions imposed in terms of conditions of title, town planning schemes, national building regulation and the NHBRC. Notwithstanding any plans or improvements that comply with any such restrictions imposed by any authority, the approval of any plans or improvements within SHONA LANGA shall be at the sole discretion of the HOA, which shall not be unreasonably withheld. Similarly, compliance with restrictions imposed by the HOA shall under no circumstances absolve the resident from the need to comply with restrictions imposed by any authority nor shall HOA's approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

The architectural style of the house will be considered in conjunction with that of other houses in the area, as well as aesthetic appearance and the proposed placing of the building, and such other factors as the HOA in its entire discretion may deem appropriate.

Every effort will be made to ensure that high standards are observed by Owners. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual Owners that such standards will be adopted throughout the development.



Any additional structures not approved on the original house plans must be approved by the HOA before construction may commence.

Approval by the HOA of any structure does not excuse the homeowner from submitting building plans or obtaining approval from the Thabazimbi Municipality if required by the townplanning regulations.

## **TIME LIMIT FOR CONSTRUCTION**

The construction of a house should be concluded within 5 (FIVE) years from date of first registration of transfer of ownership of a stand. In order to reduce inconvenience to neighbours and to prevent unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within one year from commencement. Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the HOA. Any deviation from the above time limits will be subject to penalties calculated on a daily basis according to tariffs determined by the HOA.

## **B. TREATMENT OF BOUNDARIES, FENCING, SIGHTING FROM ROADS AND ADJACENT STANDS AND SCREEN WALLS**

1. No fencing on the boundaries of a stand will be allowed.
2. The natural environment will be left untouched except for an area, not exceeding 2000 square meters, designated by the HOA for the erection of the buildings and garden purposes. Even on this area the environment must be disturbed as little as possible. The purpose hereof is to impose as little as possible on the natural habitat of the game and create the feeling of "being in the bush" as opposed to city living.
3. Therefore no trees, bush, grass or any natural growth will be disturbed or removed without written approval of the HOA as this also serves as natural screening of buildings from the roads and buildings on adjacent stands.
4. If solid walling is required to enhance the privacy of certain parts of the property (e.g. to screen the swimming pool from the road or adjacent stands), then such walling should be as low as possible, and should not extend for more than 50% of its length as a continuous line. If a solid wall is unavoidable, a stepped-back or articulated wall is considered more acceptable. This will however only be allowed in the area designated by the HOA, subject to HOA approval with regard to both material and dimension.
5. All TV aerials, geysers, satellite dishes and air conditioning units should be concealed as far as possible. These positions must be approved by the HOA.
6. No external light sources (e.g., outside lights, flood lights or garden lights) are permitted which are directly visible from any boundary of a stand when lit.
7. Waste bins will be stored and concealed in a structure inaccessible to rodents, baboons, monkeys and other animals or birds. Such structure to be built in accordance with prescriptions issued by the HOA.
8. Swimming Pools:
  - No swimming pool larger than 16 square meters will be allowed.
  - The design of the swimming pool will be such that any wild animal falling into the pool will be able to easily climb out of the pool.
  - Detailed design of the swimming pool, including safety measures as required by the Municipal by-laws must be lodged with the HOA for approval.

## C. PROHIBITED BUILDING MATERIALS AND STRUCTURES

Within the style and outside finishing prescribed by the HOA, in principle no limitations are placed on building materials other than the following items:

1. Unpainted plaster is **not allowed** (except where the plaster is coloured naturally – subject to approval);
2. Unpainted Metal, Reflective or false roofing materials are **not allowed**;
3. Pre-cast concrete walls are **not allowed**;
4. Razor wire, wire fencing, security spikes or similar features are **not allowed**;
5. Temporary carports or shade netting structures are **not allowed**;
6. Free standing storage units such as containers and wendy houses may be approved by the HOA on condition that:
  - The required site development plan is submitted and approved by the HOA as well as the Thabazimbi municipality;
  - The units may only be used for storage, and may not be used as accommodation or a living area;
  - The size of the units must not exceed 15 square metres and its height must be lower than 2,4 metres;
  - There must be a house with a valid occupancy certificate on the stand;
  - The storage unit must be placed at the back of the house ensuring that it is out of sight of any visitors or neighbours, alternatively it must be properly shielded by a prior approved screen wall constructed with approved building material;
  - The roof of the storage unit must be painted in a dark non-reflective colour;
  - The storage unit must be maintained properly on a continuous basis; and
  - Any other applicable conditions imposed by the HOA are complied with.

In the event that the homeowner does not comply with any of the conditions imposed, the HOA may, after giving at least 14 calendar days' written notice, have the structure removed from the premises at the cost of the homeowner.

The approval of the HOA should be obtained for the use of any materials other than conventional bricks and mortar, cast slabs, rib and block floors, natural slate, natural thatch and tile roof coverings;

Log homes approved by the HOA may be erected, subject to SABS and NHBRC compliance.

## D. MISCELLANEOUS ARCHITECTURAL GUIDELINES

1. The general style prescribed is a farm or lodge type design with natural look and natural outside finishings and colours.
2. Any non-reflective metal roof covering or roof tiles, in colours approved by the HOA, and any natural thatch or natural slate, will be allowed subject to the overall design approval by the HOA.
3. Outside walls should be coloured in natural (earthy) colours approved by the HOA.
4. Details of the design of parapets, facias, capping eaves, roof trim, guttering and roofing materials in general should be specified for approval.

5. All external finishes and colours should be specified, and colour samples may be requested.
6. Awnings, TV aerials and other items, which do not form part of the basic structure should be clearly shown and annotated on drawings.
7. Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on drawings.
8. Outbuildings and additions should match the original design and style of the original plan.
9. Staff accommodation and kitchens should open onto screened yards or patios.
10. Yard walls and screen walls should complement the basic materials of the building.
11. All staff accommodation, outbuildings and garages should be contained under the same roof or integrated into the total design.
12. The privacy of surrounding properties should be considered. Placing of the buildings on the stand will be done in conjunction with the HOA. If agreement cannot be reached, the decision of the HOA will be final. A minimum of 5 meter building line shall be applied.
13. All exposed plumbing and washing lines should be fully screened from roads or adjoining properties.
14. All external security gates and burglar fencing will have to be approved by the HOA.
15. The floor space of all dwellings must exceed 150 square meters, and may be up to 800 square meters, exclusive of lapas, undercover garages or parking but including undercover patio's.
16. No dwelling may provide sleeping facilities for more than 14 (fourteen) people (including staff accommodation which will not provide for more than 2 (two) staff members).
17. The Owner will install and maintain the Lilliput or other sewerage system prescribed by the HOA in the manner and in the position prescribed by the HOA.
18. No dwelling will exceed two storeys (ground floor plus one additional storey).

## **E. BUILDING SPECIFICATIONS**

### **Roofs:**

Flat roofs shall be concealed.

### **Windows and Doors:**

External burglar bars will not be permitted unless incorporated in the overall design.  
Garage doors must be of wood or non-reflective powder-coated sheet metal.

### **Waste Pipes:**

Waste and drainage pipes to be concealed.

### **Carports:**

All covered parking areas must be permanent structures with roof covering that complies with the guidelines in D2.



Carports shall have a floor covering other than natural soil (gravel stone, paving brick or concrete will suffice).

At least 2 sides of the carport structure shall be covered from the floor to roof height with material matching the structure. Shade netting is prohibited as roof or side covering

#### **Boma's & Braai Pits:**

Boma's to be screened from open veld and floor covering of non-combustible material (i.e. paving, cement or sand)

Open Fire Pits must have a metal lid (cover).

#### **Electricity Supply:**

Connection to the 3-Phase supply to be made at the designated corner of the stand by using at least a 10mm (4 core) PVC Armored Copper cable. 16mm (4 core) PVC Armored cable is required for stands at the end of a cluster (i.e. longer distance) and/or stands with higher electrical loads. (Supply and installation of the cable, including trenching, will be done by the Developer at a reasonable cost, on request)

The main Distribution Board shall be fitted with:

- 20A (3-phase) Main Breaker, or 30A (3-phase) Curve 2 Main Breaker
- Energy Control Unit to shed the simultaneous load of a geyser and stove which should be wired on the same phase.
- Lightning and Surge protection
- The electricity load must be balanced over all three phases, including the stove (oven & hob) which should be split over 2 or 3 phases.
- Phase Voltage protection unit to protect in-house equipment (appliances) in the event of a supply phase failure or voltage fluctuations is optional, but advisable.

Energy saver globes shall be used in all light fittings, where possible.

Due to the unpredictability of the Eskom supply and capacity constraints, it is advisable to install a gas hob stove with electrical oven instead of a fully electrical stove (hob & oven).

Electricity supply will only be engaged after the Connection Charge has been paid to the Developer, the Consumption Deposit has been paid to the HOA and the Certificate of Compliance (issued by a qualified electrician) is submitted to the HOA. The electrician appointed by the Building Contractor or Owner is required to, firstly, issue a Certificate of Compliance for the temporary connection to the builder's distribution board, and on completion of the electrical installation of the dwelling, issue a Certificate of Compliance for the permanent connection to the dwelling.

The installation of alternative power supply systems such as photovoltaic power supply systems and stand-by generators must comply with the Electricity Generation Policy (attached as "Annexure E" to the Memorandum of Agreement).

#### **Gas (LPG):**

The use of gas is permitted for cooking, general heating and geyser purposes. Gas replacement bottles are available, and may be delivered, by the local dealer.

Gas bottles shall be screened and not externally visible.

Gas installation must be undertaken by a certified contractor and an installation certificate must be obtained.

#### **Water Supply:**

Connection to the water supply to be made with a 50mm Plason fitting at the designated corner of the stand, by using 50mm HDPE Class 6 SABS pipe. (Supply and installation of the pipe, including trenching, will be done by the Developer at a reasonable cost, on request)



Water supply will only be engaged after the Connection Charge has been paid to the Developer and the Consumption Deposit has been paid to the HOA.

Water pressure in the gravity fed supply network will differ at individual stands in accordance to the natural ground elevation. In cases of lower pressure (i.e. 1.5 bar), a household pressure pump may be fitted. In cases of higher pressure (i.e. 6 bar), it is standard practice to install a pressure control valve to protect household equipment.

Due to the elevated levels of fluoride found in borehole water in general, it is required by the Department of Water Affairs that an under-counter cartridge filter system be installed for drinking water. (Details of a pre-approved filter system can be obtained from Developer or HOA, and supplied on request)

#### **Sewerage and Sanitation:**

All stands within a radius of 100 meters from a water body (i.e. dam, flood plain, borehole, etc.) are required to utilize a closed sanitation system without a french drain. These systems are often referred to as a Lilliput system and include a small treatment tank that neutralizes the harmful bacteria before the treated water is dispensed to the garden or veld. An installation certificate by the specialist contractor must be obtained.

All other stands may utilize a septic tank and french drain combination. Please contact the HOA to determine the requirement for a specific stand.

#### **Security & Fire Control:**

The HOA specified Security Alarm System is to be installed in all dwellings, which is compatible with and monitored by the contracted security company or estate manager, situated at the main gate complex. (Details can be obtained from Developer or HOA)

The minimum fire fighting equipment to be installed in each dwelling is 1 X Fire Hose Reel (20mm x 30m) and 1 X 9kg DCP Fire Extinguisher.

#### **Landscaping:**

As the beauty of the natural environment should be preserved, as little as possible landscaping should be done and then only a maximum of 350 square meters on the 2000 square meters designated by the HOA for building and gardening purposes. Any landscaping exceeding this should be approved by the HOA within their sole discretion.

## **F. PROCEDURE FOR THE APPROVAL OF BUILDING PLANS**

1. The Building **Plan Approval Fee** of R 2 500 (Two Thousand Five Hundred Rand) must be paid by electronic transfer into the HOA bank account (bank detail attached hereto), using the stand name as reference.
2. The '**Plan Approval Application Form**' (attached hereto) and proof of payment of the building plan approval fee, together with the following building plans must be submitted to the HOA's contracted Architect, Mr. Stefan Wille of SPW Architects (contact detail attached hereto), for consideration and approval:
  - Two (2) sets of coloured Building plans (including coloured elevation if provided separately);
  - Three (3) sets of black & white Building plans;
  - Two (2) sets of Electrical layout plans or electrical layout must be indicated on plans.
  - Two (2) sets of Site plans indicating the sanitation system and access road to the dwelling.

(Surveyor General Diagram of the stand can be obtained from the HOA)

**Note: On-site approval of the proposed building and sanitation system position must be obtained before finalizing building plans.**



3. Only plans drawn by an Architect registered with the SA Architect Board will be accepted. The designer may be requested to personally address the HOA's (Architectural sub-committee) on specific queries or alternatively perspective sketches may be requested. Building plans will be approved or rejected within 14 (fourteen) days.
4. Once approved by the HOA, stamped building plans will be returned to the applicant for submission to Thabazimbi Municipality. Building plans must accompany Thabazimbi Municipality's 'Application to Approve Building Plans' form and prescribed fees. This application form and prescribed fees must be obtained from the Thabazimbi Municipality.

**Note: Thabazimbi Municipality will not accept plans that do not bear the HOA stamp of approval.**

5. **No construction may commence before:**
  - One set of coloured Building Plans (including site plan, elevation and electrical plan), approved by the HOA and Thabazimbi Municipality, is submitted to the HOA.
  - A copy of the NHBRC Enrolment Certificate is submitted to the HOA.
  - The '**Contractor Registration Form**' (attached hereto) has been submitted to the HOA and the **Owner Building Deposit** of R10 000 (Ten Thousand Rand), payable by electronic transfer, has been paid to the HOA.

This amount will be held in trust (free of interest) by the HOA until completion of the buildings and the issuance of the occupation certificate by the HOA. This deposit may be used by the HOA to pay for the removal of any rubble or to make good any damages caused by the Contractor, e.g. curbing, landscaping, services, etc. or in lieu of penalties caused by transgression of these rules and other rules by the Owner or his Contractor.
  - All initial requirements contained in the '**Contractor Registration Form**' (attached hereto), with specific reference to '**Site Preparation**', have been met and confirmed by the HOA representative.
  - On-site confirmation of the proposed building and sanitation positions by the HOA representative.

On completion of the above to the satisfaction of the HOA representative, the HOA will issue a letter of authorization that the building activity may commence, to the Owner and Contractor. No construction may commence before receipt of this letter.

#### **G. ALTERATIONS OR ADDITIONS**

The same design criteria and rules will apply as set out herein.

#### **H. OCCUPATION OF NEW DWELLINGS**

**No new dwellings may be occupied before:**

- A copy of the Electrical Certificate of Compliance (COC) for the permanent electricity connection is submitted to the HOA
- A copy of the Thabazimbi Municipality Occupation Certificate, issued by the authority on final building inspection, is submitted to the HOA.
- A final site and building inspection by the HOA representative and confirmation of adherence to all guidelines and regulations imposed by the HOA and relevant authorities.

On completion of the above to the satisfaction of the HOA representative, the HOA will issue a letter of authorization that the dwelling may be occupied to the Owner and Contractor. No dwelling may be occupied before receipt of this letter.

#### **I. PENALTIES**

The HOA will be entitled to claim penalties from the Owner or Contractor in their absolute and sole discretion if any breach of these rules cause damage to, or jeopardizes, the fauna and flora or security of the estate.



## **CONTRACTOR REGISTRATION FORM**

### **CONDITIONS REGARDING BUILDING CONTRACTOR ACTIVITY**

The Home Owners Association (HOA), the representative of the residents of SHONA LANGA, have adopted certain rules relating to building contractor activity in the estate. The primary intention of the provisions hereunder is to ensure that all building activity occurs with the least possible disruption to residents, the environment and game, whilst complying to all regulatory and legal requirements imposed by the relevant authorities. Therefore **only Shona Langa Accredited Building Contractors**, approved by the Developer and the HOA, will be permitted to build at Shona Langa. For security, management and control purposes, the Developer and HOA reserve the exclusive right to determine the number of Accredited Building Contractors, and to appoint additional or suspend existing Accredited Building Contractors. In the case of an Owner Builder, such Owner will be classified as the Contractor as well, and all conditions pertaining to Contractors, including accreditation, will apply to the Owner. In the event of any uncertainty, please contact the Developer or HOA.

#### **1. LEGAL STATUS**

The conditions governing building activities, which are set out in this document, are rules adopted by the Home Owners Association and are therefore binding on all residents, their professionals, contractors and sub-contractors in any building contract concluded in respect of the property in the estate, and all such contracts may be required to be submitted to the HOA for approval.

The HOA has the right to suspend any building activity in contravention of any of the conditions and to refuse access to the Contractor or other workers, and the HOA accepts no liability whatsoever for any losses sustained by a stand owner or resident as result thereof.

#### **2. CONTRACTOR'S DEPOSIT**

In addition to the building deposit paid by the stand Owner, all **Contractor Registration Forms** must be submitted with a **Contractor Building Deposit** of R5 000 (Five Thousand Rand), payable by electronic transfer, using the stand name as reference, to the HOA (bank details attached hereto). This amount will be held in trust (free of interest) by the HOA until completion of the contractor's activities.

Building sites will be inspected periodically and should any of the conditions or rules be breached, a notice of warning will be delivered, faxed or e-mailed to the Contractor, requiring him to remedy such breach within such reasonable time as stipulated on the warning notice. If the Contractor fails to remedy such breach within the stipulated period, the HOA will rectify the breach on the Contractor's behalf and deduct the cost of rectifying such breach and/or the subsequent fine from the Contractor's deposit.

#### **3. HOURS OF WORK**

Unless otherwise arranged with the HOA's appointed representative, Contractor activity including deliveries, is limited to the following hours: **06h00 - 18h00 Monday to Friday.**

**Notwithstanding the above, no Contractor activity or deliveries shall be permitted on Saturdays, Sundays, Public Holidays or during the December closure period, as determined by the HOA.**

#### **4. SITE PREPARATION**

No physical construction may commence before:

- the area designated by the HOA for building purposes has been screened on all boundaries to a height of 1,5 meters using hessian cloth, shade net or other screening material approved



by the HOA,

- the water connection has been installed and connected on site,
- the HOA's representative has approved the installation and positioning of the site toilet,
- entrance to the site toilet has been screened.

On completion of the above to the satisfaction of the HOA representative, the HOA will issue a letter of authorization that the building activity may commence, to the Owner and Contractor. No construction may commence before receipt of this letter.

No building boards may be erected on the site, anywhere on the estate or on the private servitude road leading to the estate.

## 5. **CONTRACTOR PERSONNEL**

Contractor personnel shall under no circumstances be permitted to remain on the building site or estate other than during the Hours of Work specified in 3.

All contractors and their workers will only be allowed to enter/exit the Estate through the main gate with an approved Contractor Access Card to be purchased from the HOA or, alternatively, with a temporary one-day access clearance pass issued after producing a valid ID document. Security, access controls and security procedures may be revised from time to time.

Only Contractors and their workers who are in possession of valid ID documents will be allowed access to the Estate. If any worker without a valid ID document (illegal worker) is apprehended on the Estate, all workers of such Contractor will be denied access to the Estate until a fine to the maximum of the Contractor's deposit as determined by the HOA has been paid and all workers of the Contractor re-registered to the satisfaction of the HOA.

No workers or temporary workers may be collected or dropped-off at the main gate or the private servitude road leading to the main gate.

All Contractors and their workers must travel by vehicle to and from the building site along the route prescribed by the HOA and all occupants must remain in/on the vehicle until the destined building site is reached.

**All workers must remain within the screened area of the building site throughout the day and are not allowed outside the screened area or to walk around the Estate.**

If any Contractor or his worker is found disturbing, endangering or removing any animal, fish, birdlife or flora on/from the Estate, or is found pilfering, stealing or removing material or goods without the necessary permission, or is under the influence or in possession of alcohol or any illegal substance, or is involved in any form of violence, the Contractor will forfeit his deposit, be removed from the site, and be denied future access to the Estate and to undertake any further work on the Estate.

**Fires for cooking or any other purpose are strictly prohibited.**

## 6. **ROAD USE AND DELIVERIES**

The speed limit on the private servitude access road to the Estate is 40 km/h and the speed limit in the Estate is 25 km/h. Speeding and reckless driving will not be tolerated. All vehicles will travel by the prescribed route to the building site. Extreme caution must be taken by heavy vehicles to cause as little as possible damage to the road surface and environment.

Vehicles in excess of 10 metric tons will not be allowed to proceed past the service yard near the main gate. Materials may be temporarily stored in the service yard at the Contractor's risk to be transported in smaller loads to the building site by the Contractor.

Access from the boundary road to the screened building area will be gained only along the route that will finally serve as the access road to the dwelling so as to cause as little as possible damage to the environment. The Contractor and Owner will ensure that this is adhered to.

It is the responsibility of the Contractor to ensure that no materials are stored on the road or anywhere on the stand other than within the screened building area. Off-loaded materials which

encroach onto the prohibited areas shall be moved by the Contractor to within the screened area of the site immediately after delivery.

## **7. SITE CLEANLINESS**

Building sites are to be kept clean at all times in accordance with the HOA representative's standards. If a Contractor fails to keep the building site and surrounding area clean he may be prohibited from continuing any further work on the site until such time that the site is brought up to acceptable standards and neatness.

The Contractor must provide facilities on the site for rubbish and/or rubble disposal and shall ensure that the workers use this facility. Rubbish and or rubble shall be removed frequently, but at least every Friday and before holiday periods, and may not be burnt or disposed of on the Estate. Waste of any kind shall not, under any circumstances, be dumped anywhere on the Estate or the private servitude road leading to the Estate.

## **8. DAMAGE TO THE PROPERTY**

The Owner and the Contractor will be held responsible for any damage caused during the building process to any property. The HOA shall in its sole discretion determine the nature, extent and value of such damages.

## **9. GENERAL**

The Contractor acknowledges that he is aware that the Estate is a security Estate and shall at all times adhere to the security regulations and controls, and shall co-operate with the HOA and security personnel so as to maintain security on the Estate. The Estate security personnel have and reserve the right to subject vehicles and or persons entering and exiting the Estate to a search.

All Contractors and professional persons involved in the individual homeowner's development of the property (e.g. Architects, Engineers, Landscaping Architects or Land Surveyors but not limited to the aforementioned categories) have to be approved by the HOA and endeavor whenever possible to limit inconvenience to residents and limit unnecessary noise, dust creation and the like.

Should the HOA have any reservation with regard to the conduct of a Contractor, the HOA reserves the right to suspend all building activity without prior notice and free of any recourse from the Owner or Contractor until such conduct is rectified to the satisfaction of the HOA.

All Owners and Contractors shall observe and adhere to any further rules and regulations which may be introduced by the HOA from time to time.

All Owners and Contractors hereby waive any rights they may obtain against the Developer or HOA to claim damages incurred by virtue of damages to or loss of property, financial loss or personal injury associated with any activity at Shona Langa or while anywhere in the Estate. They further indemnify the Developer and HOA against any such claims made by their employees, contractors, sub-contractors, suppliers, guests or invitees.

## **10. FINES AND PENALTIES**

Any Owner or Contractor who contravenes or fails to comply with any of the provisions of these rules, or any conditions imposed or directions given in terms of these rules, shall be deemed to have breached these rules and shall be subject to any penalties, including fines, imposed by the HOA.



Contractor : \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Tel No.: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Cell No.: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Contractor NHBRC Registration No.: \_\_\_\_\_ (attach certificate copy)  
 Payments received: \_\_\_\_\_ (Office use)  
 Stand Name: \_\_\_\_\_ Stand Number: \_\_\_\_\_  
 Owner: \_\_\_\_\_ Telephone No. \_\_\_\_\_

**I have read and understand all of the above and agree to observe and be bound thereby.**

\_\_\_\_\_  
**STAND OWNER**

\_\_\_\_\_  
**CONTRACTOR**

\_\_\_\_\_  
**DATE**

Owner Building Deposit of R10 000 **and** Contractor Building Deposit of R5 000 payable by electronic transfer to HOA.

Banking Details:

Account Name: MidCity Property Services (Pty) Ltd Trust Account

Bank: First National Bank

Branch Code: 251445

Account No: 62304819909

Reference: Acc no + "Stand Name" + "Owner Deposit" or "Contractor Deposit"

**PLAN APPROVAL APPLICATION FORM**

Date: \_\_\_\_\_.

Stand Name: \_\_\_\_\_

Portion No: \_\_\_\_\_.

Payment Received: \_\_\_\_\_ (Office use)

Registered Owner: \_\_\_\_\_.

Contact Person: \_\_\_\_\_.

Tel. No: \_\_\_\_\_

Fax No: \_\_\_\_\_.

Cell No: \_\_\_\_\_

E-mail: \_\_\_\_\_.

Owner's Signature: \_\_\_\_\_.

Architect Name: \_\_\_\_\_.

S.A.C.A..P. Reg. No: \_\_\_\_\_.

Contact Person: \_\_\_\_\_.

Tel. No: \_\_\_\_\_

Fax No: \_\_\_\_\_.

Cell No: \_\_\_\_\_

E-mail: \_\_\_\_\_.

Architect's Signature: \_\_\_\_\_.

This document must be completed and handed in with the proof of payment and building plans, for approval to: SPW Architectural Design & Planning, Stefan Wille 082 557 7419/(012) 361 8066  
Address: 447C Sappers Contour (off Rodericks rd), Lynnwood, Pretoria  
E-mail: [Stefan@sterlingc.co.za](mailto:Stefan@sterlingc.co.za)

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Plan Approval Fee: R 2 500-00 payable by electronic transfer to HOA with the following Banking Details:

**Banking Details:**

Account Name: MidCity Property Services (Pty) Ltd Trust Account

Bank: First National Bank

Branch Code: 251445

Account No: 62304819909

Reference: Acc no + "Stand Name" + "Plan Fee"