

KLOOFZICHT VILLAS

July 2021.

AMENDMENTS TO ANNEXURE A

GUIDELINES FOR CONSTRUCTION OF DWELLINGS AT KLOOFZICHT VILLAS

The following guidelines and procedures in respect of the various items are submitted and must be **strictly** adhered to. We respectfully request that these amendments to Annexure A form part of all future sale agreements and are to be adhered to by each respective purchaser present and in the future.

Each purchaser has the right to request a copy of the Rules and Regulations of the Home Owners Association document.

WATER:

Each erf has its own water meter.

ELECTRICITY:

Each erf has its own cable to be connected to the meter box.

SEWERAGE:

Each erf has its own connection.

TELEPHONE:

Each erf has its own GPO/Fibre connection.

TOILETS:

Contractors to provide own portable toilets.

DIVIDING WALLS

Dividing walls must be built before the contractor leaves the site.

PROTECTION OF PROPERTY:

Each owner is responsible for any damage to road and kerb near his/her property.

LEVIES:

Levy is due and payable on occupation of the premises or upon transfer, whichever is earliest. Levy is set on R380.00 per month until further notice and payable by means of a debit order.

MANAGING AGENT:

Proficient Property Management has been chosen to be the Managing Agent. Telephone: 041 – 581 2137.

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SPECIFIED MATERIAL:

1. BRICKS

Suppliers is African Brick
Foundation to roof height DAPPLE
Contact Telephone No. 041 – 368 5697

2. ROOF TRUSSES AND TILES

Supplier is CBS Timber & Truss
Tiles to be Double Roman Terracotta
Contact Barry Kibble at Telephone No. 041 – 368 3932

3. WINDOWS:

Eagle Frame Powder Coated Bronze Aluminium

4. GUTTERS

White Aluminium
Gutters to be installed on PVC Fascia Boards

5. GARAGE DOORS

Double Tip VP White Econotek
Automatic Garage Door Opener with two (2) remotes

6. GENERAL LIGHTING

The Contractor will supply one (1) outside lantern complete with a daylight switch to be installed on outside wall adjacent to main garage door.

7. PLANS

As per each respective Deed of Sale, plans and any changes to plans must be approved by the appointed person who will act on behalf of the Home Owners Association, to advise and check that plans adhere to the requirements of the Home Owners Association **before being lodged** with the Municipality.

8. GENERAL

8.1. Driveway paving from the boundary to the road curbing to be installed by the Contractor and to match the existing colour scheme in the Kloofzicht Villas Complex.

8.2. Pavement grassing from the boundary to the road curbing to be supplied.

8.3. The existing dwellings serve as example of materials used.

8.4. All dwellings to have brick copings.

8.5. Building boundaries:

8.5.1. Street – 2 metres

8.5.2. Sides and back – 1.5 metres

8.5.3. Buildings must also be 1.5 metres away from any bulk sewer line where applicable

8.6. Roof Pitch – 22.5°

8.7. Minimum dwelling size:

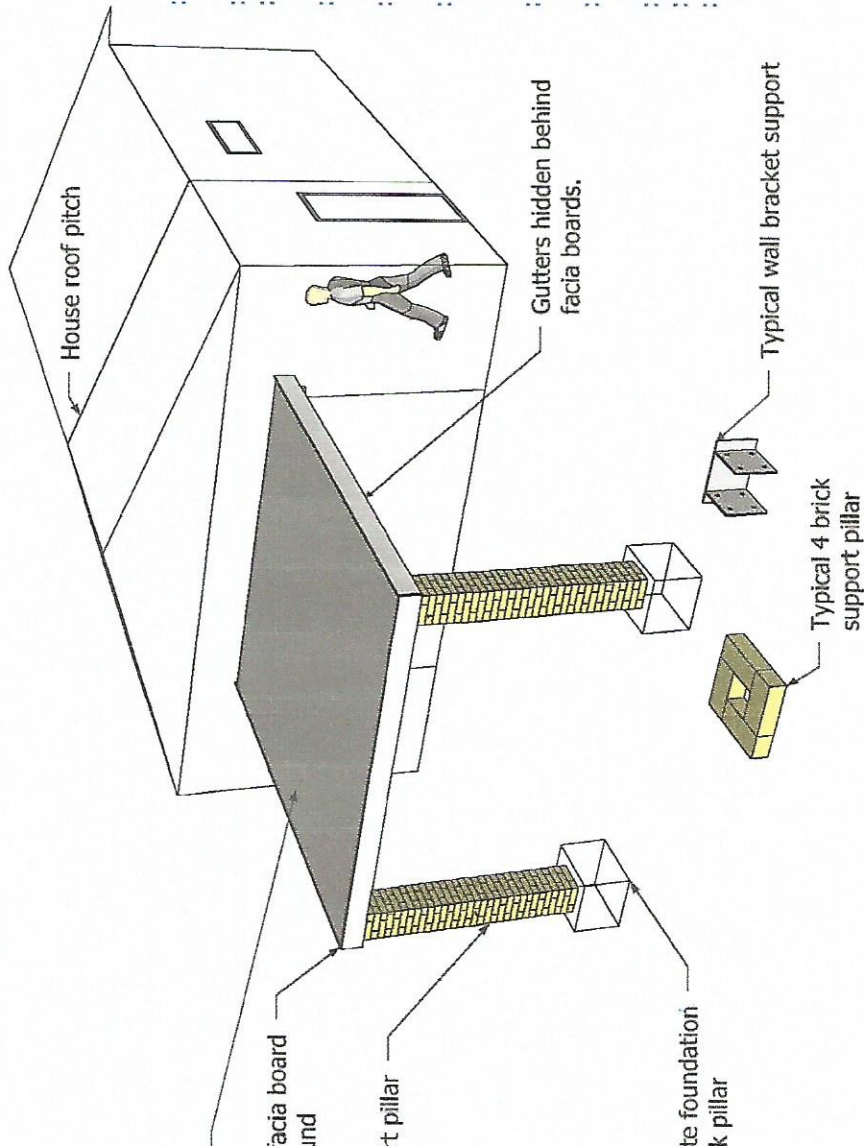
KLOOFZICHT VILLAS

- 8.7.1. House - 100 m²
- 8.7.2. Garage- 18 m²
- 8.7.3. Totals a minimum house size of 118 m²
- 8.8. All building rubble to be removed and all damages in terms of curbs, verges, roads and any other damages to be repaired by the Contractor.
- 8.9. **Carpports.**
 - 8.9.1. Where support pillars will be visible from the road, face brick pillars should be used to support the structure.
 - 8.9.2. Face brick pillars must match house brick type and colour.
 - 8.8.3. Pillars to have suitable foundation with internal rebar reinforcing for structural strength and safety.
 - 8.9.4. Support beams can be from steel or wood, must be varnished or powder coated or painted white.
 - 8.9.5. Support beams must be secured with suitable wall mount brackets or embedded into support walls.
 - 8.9.5. Roof from chromadek roof sheets, can have polycarbonate transparent sections for light. Roof can be from clay roof tiles but must match house roof tile colour and shape and must conform to house roof pitch.
 - 8.9.7. Facia board to be white, made from a durable material and must cover all exposed sides.
 - 8.9.8. Gutters must be used and hidden behind facia board with suitably supported down pipe.
 - 8.9.9. Carports should be attached to the dwelling
 - 8.9.10. All carports must conform to the latest constitution.
 - 8.9.11. All carport structures are subject to local building authority regulations
Diagram attached for ease of reference
- 8.10. **Water storage tanks.**
 - 8.10.1. Water storage tanks must be from plastic, polyethylene or polypropylene.
 - 8.10.2. Water storage tanks must be for the purpose of storing water.
 - 8.10.3. Water tanks should be from a reputable brand available in South Africa
 - 8.10.4. Water tanks may not be from chemical storage type tanks.
 - 8.10.5. Water tank colour should be beige.
 - 8.10.6. Water tanks must be installed level and placed on a solid foundation.
 - 8.10.7. Water tanks must be placed inside the property boundary walls.
 - 8.10.8. Water tank use must conform to the latest constitution.
 - 8.10.9. Homeowners must submit written proposals to the board of trustees for approval before tanks are installed.
Diagram attached for ease of reference

Please do not hesitate to contact Mr Samuel for any clarification and advice.

Telephone: 041 – 360 6248
Cellphone: 084 513 5746

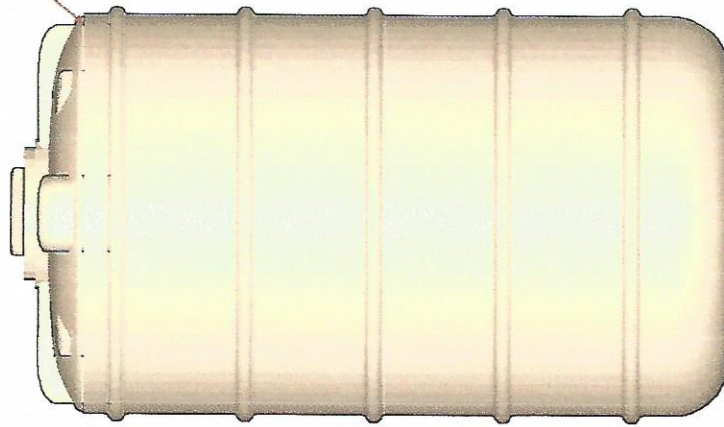
Kloofzicht villas carport rules



Notes:

- : Where support pillars will be visible from the road, facebrick pillars should be used to support the structure.
- : Face brick pillars must match house brick type and colour.
- : Pillars to have suitable foundation with internal rebar reinforcing for structural strength and safety.
- : Support beams can be from steel or wood, must be varnished or powdercoated or painted white.
- : Support beams must be secured with suitable wall mount brackets or embedded into support walls.
- : Roof from chromadek roofsheets, can have polycarbonate transparent sections for light. Roof can be from clay roof tiles but must match house roof tile colour and shape and must conform to house roof pitch.
- : Fascia board to be white, made from a durable material and must cover all exposed sides.
- : Gutters must be used and hidden behind fascia board with suitably supported down pipe.
- : Carports should be attached to the dwelling
- : All carports must conform to the latest constitution.
- : All carport structures are subject to local building authority regulations and must conform to these building regulations.

Kloofzicht villas water tank rules



Typical PVC water storage tank.

:Water storage tanks must be from plastic, polyethylene or polypropylene.

:Water storage tanks must be for the purpose of storing water.

:Water tanks should be from a reputable brand available in South Africa

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:Water tank colour should be beige.

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Typical water tank foundation.

