

## **TOUWSBERG PRIVATE GAME & NATURE RESERVE**

### **AESTHETIC BUILDING GUIDELINES**

The Management Committee has drafted and approved the following Aesthetic Building Rules for the benefit of the development of the Reserve. Notwithstanding that the Kannaland Municipality, building plans need to be approved under auspices of Touwsberg Office.

1. Pitch of roof not to exceed 30 degrees angle.
2. Colours – Roof and wall colours must blend in with the surrounding area where the plot is situated. Prior to any painting, the selected colour needs approval from the Committee. The owners have a choice of one of the four approved Pantone Colours. Information available from builder. Any small deviation to be approved by HOA Committee.
3. Thatch roofing will be allowed. Pitch restrictions will need approval from the HOA Committee.
4. Maximum size of the building (one dwelling per stand) is restricted to 200 square meters. No separate permanent (non-foundation) outbuilding will be permitted.
5. Patios/Terraces are restricted to a maximum width of 3 meters.
6. The building site (plot peg) is the position where the building is to be erected. Any deviation will require the approval in writing by the nearest neighbours and committee.

### **Approval of Building Plans**

1. All aesthetical aspects of the rules must be considered while the plans are being drawn up.
2. All plans are to be drawn up by a designer or an architect, registered with the South African Institute of Architects and with a registration number.
3. Plans must be approved by the HOA Committee as selected by the shareholders at the AGM.
4. Three copies of the approved plans to be submitted to Kannaland Municipality, Ladismith, via Touwsberg Office.

5. Plans must be submitted to the local builder for tender and quotation purposes.
6. Position of the septic tank must be indicated on the plans.
7. All other styles of building finishes, such as plaster, brick and stonework, must be approved by the HOA Committee.

### **Regulations for Building Contractors**

1. Building work of any kind may only start after the installation of a septic tank and site toilet.
2. There must be steel rubbish drums on EVERY site.
3. Building rubble must be kept on one neat pile. No papers/cement bags/rubble is allowed lying randomly on site.
4. All work, as well as all deliveries, may only take place to the one side of the building site, to conserve as much of the natural fauna and flora as possible.
5. All trees and shrubs close to or against the building site must be fenced off and looked after.
6. NO open fires are allowed on any building site.
7. NO interlink trucks are allowed on any site. - only smaller delivery trucks/vehicles as well as tippers. This is to preserve the vegetation and road structure.
8. None of the workers may overnight on the site or in any area of Touwsberg Nature Reserve during the building period.
9. Working hours: Monday to Fridays only. No work of any kind may be done on Saturdays, Sundays, long weekends or on public holidays (unless prior approval from Management Committee could be obtained for exceptional situations).
10. Building contractors, together with the owner of the stand, take FULL responsibility for behaviour of, transgressions committed and damage caused by sub-contractors, suppliers, delivery personnel, building personnel and labourers of any kind.