

**TOUWSBERG PRIVATE GAME
&
NATURE RESERVE**

**HOME OWNERS ASSOCIATION
AESTHETIC BUILDING
GUIDELINES**

DEFINITIONS

Home Owners Association (HOA)	An association of the Owners of Portions in the Touwsberg Private Game and Nature Reserve and the Developer and the Reserve Manager.
Owner	Person, persons or other legal entity (company, trust etc.) which own a total of four shares in any of the four companies that own the land that make up the Touwsberg Private Game and Nature Reserve, which shareholding affords the Owner the right to construct a dwelling on a Portion of the Reserve.
Member	Owner who is a Member of the HOA and the Developer and the Reserve Manager. In the case of a legal entity other than a person or a group of persons, the Owner will be represented on the HOA by a person appointed by the Owner to represent its interests in the HOA and who will thus act as a Member.
Developer	Dr Freddie la Grange or his successor in title. The Developer can also act as Reserve Manager in the absence of a specific appointment in that position.
Reserve	Touwsberg Private Game and Nature Reserve consisting of the combined property of the companies: Touwsberg Nature Reserve 1 (Pty), Ltd Touwsberg Nature Reserve 2 (Pty) Ltd, Touwsberg Plathuis (Pty) Ltd and Touwsberg Wolverfontein (Pty) Ltd.
Portion	The portion of the reserve allocated to an Owner on which he may construct a dwelling. (Refer PC Clause 9)
Management Committee	Committee appointed by the HOA in terms of the HOA Constitution to manage the day-to-day affairs of the HOA.
Purchase Contract (PC)	Agreement entered into between the Developer and the Owner for the purpose of obtaining shares in one of the companies that underlie the land ownership of the Reserve.

1 GENERAL

- 1.1 The HOA has produced the **Aesthetic Building Guidelines** in order to regulate building standards and procedures to the benefit of all Owners.
- 1.2 Notwithstanding these guidelines, all building plans have to be submitted to the Kannaland Municipality for approval, under the auspices of the Reserve office.

2 BUILDING STRUCTURE

- 2.1 The pitch of roofs is not to exceed 30 degrees.
- 2.2 Colours - Roof and wall colours must blend in with the surrounding area where the plot is situated. Prior to any painting, the selected colour has to be approved by the Management Committee. Owners have a choice of one of the 4 approved Pantone Colours. Information is available from the Reserve office. Any deviations are to be approved by the Management Committee.
- 2.3 Thatch roofing will be allowed.
- 2.4 The maximum size of the building (one dwelling per stand) is restricted to 200 square metres.
- 2.5 Patios/terraces are restricted to a maximum width of 3 metres.
- 2.6 The building site (plot peg) is the position where the building is to be erected. Any deviation will require approval in writing by the Management Committee and the nearest neighbours.

3 APPROVAL OF BUILDING PLANS

- 3.1 All aesthetical aspects and rules must be considered while the plans are being drawn up.
- 3.2 All plans must be drawn up by a Designer or Architect, registered with the South African Institute of Architects and with a registration number.
- 3.3 Plans must be approved by the Management Committee.
- 3.4 Three copies of the approved plans are to be submitted to Kannaland Municipality in Ladismith via the Reserve office.
- 3.5 Plans must be submitted to an approved builder for tender and quotation purposes.
- 3.6 The position of the septic tank must be indicated on the plans.
- 3.7 All other styles of building finishes such as plaster, brick and stone work must be approved by the Management Committee.

4 REGULATIONS FOR BUILDING CONTRACTORS

- 4.1 Building work of any kind may only start after the installation of a septic tank and site toilet.
- 4.2 There must be steel rubbish bins on each building site.
- 4.3 Building rubble must be kept on one neat pile. No papers/cement bags/rubbish may be allowed randomly on site.
- 4.4 All work as well as all deliveries may only take place on the one side of the building site in order to conserve as much of the natural fauna and flora as possible.
- 4.5 All trees and shrubs close to or against the building site must be fenced off and protected.
- 4.6 No open fires are allowed on any building site.
- 4.7 No interlink trucks are allowed on any site. Only smaller delivery trucks/vehicles and tippers may get access to sites.
- 4.8 No workers may overnight on site or in any area on the Reserve during the building period.
- 4.9 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 has been obtained for exceptional situations).
- 4.10 Building contractors, together with the owner of the Portion, take full responsibility for the behaviour of, transgressions committed and damage caused by sub-contractors, suppliers, delivery personnel, building personnel and labourers of any kind.

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