

COVE ROCK COUNTRY ESTATE HOMEOWNERS ASSOCIATION

BUILDING REGULATIONS

(UPDATED JUNE 2015 – Constitution Annexure A)

1. All negotiations are between the property owner and **CRHOA** (Cove Rock Homeowners Association) only. **CRHOA** will not enter into negotiations with the Property Owners, Contractors, sub-Contractors etc.
2. **Before** any building operation commences the following must be in place:
 - a) Building plans must have been approved firstly by **ELIP** (East London Industrial Properties) – Knobel's Estates acting for the Developer, then **CRHOA** (Cove Rock Homeowners Association) before being submitted to **BCM** (Buffalo City Municipality).
 - b) Five copies of the Plan must firstly be signed by ELIP then the Executive Managers of CRHOA who will retain one copy. Four copies must then be handed in at BCM Housing Department and one copy of the signed and approved plan must be handed in at the CRHOA office prior to construction commencement.
 - c) R500-00 shall be payable for initial rough sketch/footprint plan for perusal and comment by CRHOA Building Committee: thereafter R1000-00 for formal submission of full set of plans. Any further submissions may attract additional fees, dependant on changes made. (Clause added at AGM held on 23 June 2015).
 - d) A **"Site Deposit"** of **R3000-00** must be paid and a copy of the receipt to be handed in at **CRHOA office**. This is refundable once the building has been completed to the satisfaction of the **CRHOA** and the following certificates have been lodged with our Executive Managers:
 - i. **Occupancy Certificate**
 - ii. **Truss Certificate**
 - iii. **Plumbing Certificate**
 - iv. **Electrical Certificate and**
 - v. **Clearance by our Site Manager that the Septic Tank has been built to specifications and has been correctly connected to the main sewer system.**
- e) Deductions such as fines of breaking regulations, untidy site and not adhering to building times etc, may be levied against the Property Owner. Please note the above deposit is for a complete building on a virgin site. Minor alterations etc, will attract a lesser deposit on a sliding scale.
- e) A non-refundable **"Road Levy"** of **R3 700-00** must be paid and a copy of the receipt to be handed in at **CRHOA office**. (Amount increased at AGM held on 23 June 2015).
- f) Both the Owner and an Executive Manager from **CRHOA** must sign the authority to commence building.

BUILDING REGULATIONS ADDENDUM - A

Phases 1, 2 & 5

Materials & Finishes

- Walls White painted plastered masonry walls
Brick – White dune face brick (Sample to be approved)
- Roof Thatch
Mazista slate
Everite slate
Grey concrete tile
- Roof Colour Dark Grey / Charcoal (sample to be approved)
- Roof slope Thatch 45 degrees

Tiles 40 to 45 degrees (can be negotiated in writing with Building Committee so as not to spoil other Homeowner's views)

Maximum Heights

Overall 9.5 metres measured from the centre point of the natural ground level of the erf

• Building Lines	Non Thatch	Thatch
Street Fronts	5m	5.0m
Sides	3m *	4.5m
Rear	3m	4.5m

***Sites proclaimed before May 2008 have a 2m side building line.**

Courtyards – Compulsory For Domestic Animals / Wash Lines

Maximum 2.2m high enclosing no more than the back 1/3 of the property. Materials permitted – White plastered brick or timber natural or painted white. The wall or fence should complement the house and not look obstructive. Owners are encouraged to plant indigenous shrubs and hedges.

Windows

Windows should preferably be of vertical proportion. They must be of natural timber or bronze aluminium. For white plastered houses white aluminium or white painted timber may be used.

Phases 3, 4 & 6**Materials and Finishes**

- Walls

Wall Timber Frame clad with Vermont Building planks
Painted a timber colour.

Brick – Albany Iron spot, dark rustic klinker or Grahamstown Iron spot. (Sample to be approved)
- Roof

Concrete tile
- Roof Colour

Dark Green (Suggest Dulux Roof Guard (D)174 2897) or similar approved.
- Roof slope

22.5 degrees
A-Frame max 45 degrees

Maximum Height

Overall 9.5 metres measured from the centre point of the natural ground level of the erf.

Building Lines

Street Fronts	5.0m
Sides	3.0m *
Rear	3.0m

***Sites proclaimed before May 2008 have a 2m side building line.**

**Courtyards-Compulsory
for Domestic Animals
/ Wash Lines**

Maximum 2.2m high enclosing no more than the back 1/3 of the property. Materials permitted – Albany Iron spot, Dark Rustic Klinker or Grahamstown Iron spot brick or timber. The wall or fence should complement the house and not look obstructive. Owners are encouraged to plant indigenous shrubs and hedges.

Windows

Windows should preferably be of vertical proportion.
They must be of natural timber or bronze aluminium.

Rules pertaining to all Phases

Minimum sizes:

The floor area of the first phase of the building to be a minimum of 70 sq. m.

Garages, Carports and Outbuildings

No freestanding structures are permitted – garages, carports and or other buildings must be attached to the main structure. This does not apply to pergolas.

Swimming Pools

Need approval from CRHOA and Buffalo City Municipality

Septic Tanks

Must be constructed to municipal regulations and must be inspected by the Cove Rock Country Estate's Site Manager prior to it being closed up. **No plastic septic tanks may be used.**

Driveways

Homeowners are required to construct a suitable entrance driveway. This is to comply with the detail sheet 91112/166 (This does not apply to properties which do not cross storm water gullies) Construction of the driveway must coincide with the construction of the house. No deposit will be refunded before it is complete.

Time span

Time span from start to finish is nine (9) months. *(Period extended at AGM on 23 June 2015)*. If a longer period is required, the owner will be required to apply in writing to the CRHOA Building Committee for special permission.

Maintenance of Property

All buildings on the property, including walls, gates etc. exposed to the public must be kept in a neat and tidy condition and in a state of good repair.

External Lighting

Should preferably be downward facing or hooded to prevent light pollution.

National Building Regulations:

All buildings must comply with the relevant National Building Regulations.

BUILDING INFRINGEMENTS – ADDENDUM – B
NOT ALLOWED

1. **Building without CRHOA approval and/or approved plans – not allowed**
2. **Enclosing of decks using non-specified roofing materials etc**
3. **Use of non-specified roofing materials i.e. asbestos, corrugated iron etc.**
4. **Courtyard fences not of approved materials and not on plan**
5. **Incorrect pipes used in driveways, or lack of a proper driveway**
6. **Building line infringements**
7. **Incomplete or neglected houses**
8. **Swimming pools without approved plans**

Should you have any queries, please do not hesitate to contact the Executive Managers who are at the Clubhouse every morning from 08h30 to 10h30 weekdays.

ADDENDUM – B

1. All contact albeit by letter or verbal to be via the relevant land/property Owner only.
2. Before any building may commence the Owner and the relevant Contractor to have a meeting with the Executive Managers. At this meeting the properly passed plans must be submitted and before the plans are handed over to the Owner a Site Deposit of R3000-00 (refundable) and a R3700-00 Road Levy (non-refundable) (*amount increased at AGM held on 23 June 2015*) must be paid, as set out on Page 1 paragraphs 2d) and 2e). These payments can be paid to our Managing Agents, Merville Properties or at our office. Two separate receipts will be issued and copies attached to the office copy of the plan. For minor extensions or alterations this levy-fee may be negotiated with the Building Committee at time of submitting plans for such changes.
3. Should the Regulations and/or rules in the “Addendums” not be adhered to the Site Deposit is forfeited. **Further breaches of the above will result in a further fine of R2500-00 where after all building on the site will be stopped.**
4. **The Contractor must have vacated the property by the designated time. This to be checked by “Gate Security” and if not out of the Estate within thirty (30) minutes, a charge of trespassing will be laid and all assets i.e. vehicle etc. on site be attached and a charge of trespassing laid.**
5. It is the Owners responsibility to see to it that the “Site” is kept neat i.e. no build-up of rubble etc. and further those Homeowners are not inconvenienced.
6. As the Owner must authorize the access of the Builder it is a requisite that the Builder hands a list of labourers to the gate Guard on entry. This list contain names and ID.
7. They must be checked in and again checked out. If the numbers etc. do not agree the Contractor is not allowed back onto site and a charge of trespassing to be laid against those checked in but not checked out.
8. Amendments to improve Security will be made from time to time, notice will be forwarded, however, any change, if found necessary, may be imposed without **PRIOR NOTICE.**

ADDENDUM – C

BUILDING RULES AND REGULATIONS

1. Each Site must have a suitable toilet.
2. Contractors to deliver workers to site and collect them again at the end of the day. No persons allowed on site during hours of darkness.
3. No labourers/workers are allowed to go off site at any time.
4. Site must be kept clean at all times.
5. No dumping of materials on roadways or adjacent plots.
6. Site to be cleared of all rubble on completion
7. Remember Septic Tanks may not be enclosed until CRHOA Site Manager has inspected.
8. Speed limit is 30kph within the Estate and 20kph past the common area (i.e. golf course).
9. Building working hours:

Monday to Friday	07h30 to 17h30
Saturdays	08h00 to 12h30
Sundays	No Work allowed
Public Holidays	No Work allowed

10. Theoretically, only the Homeowner has the right to access the Estate. The Homeowner must, in writing, advise the Executive Managers who should be allowed on the site. Only these people, as specified, will be allowed access and then only in accordance with the laid down Security Regulations.
11. Time span for building – maximum of 9 (nine) months (*period extended at AGM on 23 June 2015*). Thereafter daily fine will be levied unless written request has been obtained from Building Committee.
12. Builders, Labourers etc. still on site after the specified times (see point 9) will result in action:
 - a) Against the Owner – forfeiture of Site Deposit
 - b) Against the Builder/Labourer/worker – charge of trespassing.
13. **A few days prior to commencing work the Builder is required to register his employees at the Main Entrance Gate producing this signed document and adhering to the under-mentioned:**
 - a) **Complete the necessary document with security**
 - b) **Submit details of all labourers, i.e. number, names, ID Numbers etc**
 - c) **Security Staff must check this on entry and exit each day.**
 - d) **Should there be a lesser number of workers leaving, the Contractor will not be allowed back into the Estate and a case of trespassing will be laid against the persons still inside the Estate with the SAPS.**

7.

COVE ROCK SPEED LIMIT IS 30 KPH

Name:

Erf No: **Stand No:**

Contact No:
(Cell) (work / home)

E-mail:

Signed: **Date:**
(owner)

Builder Name:

Contact number/s:

Signed: **Date:**
(Builder)