

- 6.3 The applicant will pay the appropriate plan scrutiny fee on submission of the sketch drawings.
- 6.4 Sketch plans must be accompanied by a short description of the proposed works. The applicant must indicate how the works may affect properties and from which properties the works will be visible.
- 6.5 The HOA may either approve, subject to conditions, or reject the plans taking due cognisance of the character of the Estate, any town planning provision, and the constitution.
- 6.6 After approval has been granted by the HOA, application must then be submitted to the Architectural Review committee, which drawings shall be in compliance with local authority requirements and must at least consist of the following:
- site plan minimum scale 1:200;
  - plans of all levels minimum scale 1:100;
  - sections and elevations minimum scale 1:100;
  - door and window schedule;
  - drainage, sewer and stormwater layouts;
  - construction details where necessary;
  - colour scheme;
  - site and boundary walls / fences;
  - details of external balustrading;
  - paving details.
- 6.7 Plans are to be submitted to the Local Authority for approval only after approval has been granted in writing as aforesaid.
- 6.8 Copy of local authority approval to be lodged with the Estate Manager before commencement of any building activities.
- 6.9 Building work shall be done strictly in accordance with the approved plans and conditions imposed. In the event of the breach of any conditions imposed, the HOA may declare the balance of the deposit forfeit and may take any other steps in order to enforce compliance with the conditions.
- 6.10 If the intended works are of a minor nature, the applicant may apply directly to the HOA for its consent, in which event the HOA in its sole discretion may waive compliance with any one or more of the aforesaid provisions.
- 6.11 No application in terms of this rule will be considered whilst the said applicant is indebted to the HOA.
- 6.12 Without affecting the generality of power to impose conditions, the HOA may, impose further conditions not included herein.

## 7 RULES AND CONDUCT FOR BUILDING CONTRACTORS

### 7.1 GENERAL RULES

- 7.1.1 The conduct rules for all contractors are designed to ensure a well-secured, neat and clean environment for residents. These rules will be strictly enforced by the HOA.
- 7.1.2 The HOA will make procedures available to contractors. These will include security measures for authorised access and identification of vehicles and personnel.
- 7.1.3 The contractor is responsible for the discipline of his labour, sub-contract labour and delivery personnel on site. Contractors are expected to conduct their operation in a reasonable and co-operative manner.
- 7.1.4 If the HOA is concerned about the conduct of the contractor, his sub-contractor or his suppliers and any of their employees, the HOA reserves the right to suspend building activity either indefinitely or until such undesirable conduct is rectified, which it may do so at any time and without notice, and without recourse from the owner and/ or the sub-contractor, and/ or the supplier.

### 7.2 GENERAL CONDUCT

- 7.2.1 Hours of work and delivery are restricted to:
- On weekdays from 7h00 in the morning until 18h00 in the evening;
  - No construction will be permitted on Sundays and public holidays unless by prior written consent with the HOA.
- 7.2.2 No workers shall be allowed to overnight on the site.