

ANNEXURE A

to:

RULES & REGULATIONS ROODEPARK ECO ESTATE

BUILDERS STANDARD CODE OF CONDUCT, ARCHITECTURAL GUIDELINES, SEQUENCE OF EVENTS AND BUILDING PROCESS

1. INTRODUCTION

We as the Home Owners Association would like to welcome you as “a new property owner, contractor or sub-contractor” to the Roodepark Eco Estate.

We are pleased to inform you of the requirements, guidelines, rules, regulations and sequence of events which forms part of the building process in the Estate.

The purpose of these information is to ensure the smooth running of events on a daily basis and would appreciate your adherence to the indicated information.

2. PURPOSE OF THIS DOCUMENT

The purpose of this document is to give residents/property owner's/building contractors and sub-contractors a summary of the sequence, as well as important information to successfully start the building process and to reach completion.

After the stand was bought and was transferred to your name, you can start the planning of the building process according to this document.

Please note that this is a working document and to ensure that you have the latest version, please obtain the latest version from the document folder on our website <http://www.roodeparkecoestate.co.za>

3. LEGAL STATUS

- a. Certain rules relating to building contractor and / or activity on the Estate have been adopted by the Roodepark Eco Estate Home Owners Association, the legal representative of residents and property owners at Roodepark Eco Estate.
- b. The primary intention of these rules is to ensure that all building activity at Roodepark Eco Estate is conducted with the minimum of inconvenience and disruption to residents.
- c. The rules and regulations governing building activity as set out in this document are binding on all residents/property owner's/building contractors and sub-contractors.
- d. Furthermore, all residents/property owners are obliged to ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with.
- e. Residents/property owners are accordingly required to include these rules in their entirety in any building contracts concluded in respect of any property on the Estate. Such contracts may be required to be submitted to the Board for prior approval.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- f. The Board has the right to suspend any building activity in contravention of any of the conditions and does not accept any losses sustained by a resident/property owner or contractor or sub-contractor as a result thereof, or any claims for damages of whatsoever nature.
- g. This document must be fully understood and accepted by the residents/property owner's/building contractors and sub-contractors and they must undertake to comply with these rules, in addition to any further rules and regulations, which may be introduced by the Board from time to time.
- h. The residents/property owners are finally responsible to the Board to pay the Contractors and sub-contractors' fines on their behalf.
- i. These fines must be paid together with the next month's levy.
- j. It is up To Whom It May Concern: the residents/property owners to recoup these amounts from the contractor and sub-contractors.
- k. If these fines are not paid timeously, the Board has the right to refuse the contractors, sub-contractors and their workers entry to the Estate.
- l. **No** construction will be allowed until full compliance to the following:
 - i. A copy of the current NHBRC Registration Certificate issued to the appointed Builder as well as the NHBRC Enrolment Certificate, must be submitted to the Estate Manager.
 - ii. Registration completed or notarizing in terms of any deed of sale pursuant to "Alienation of Land Act 68 of 1981".
 - iii. Building deposit paid.
 - iv. Approved building plans received.
 - v. Outstanding levies paid.
 - vi. Building site handover completed.
 - vii. Site fully screened.
 - viii. Chemical toilet installed.
 - ix. Builder's board installed.
 - x. Skip/container on site.
 - xi. Water meter installed.
- l. All prescriptions not adhered to, whether indicated as carrying a fine or not, will be subject to a fine as per Annexure B.
- m. Additional conditions may be imposed by the Homeowners Association as it deems fit.

4. ROODEPARK ECO ESTATE MANAGING AGENT

This administrative service is rendered by the following company:

Huurkor Admin (PTY) Ltd
Tel No: 012-884-4868
Contact Person: Nicol Jacobs
e-Mail Address: nicol@hkadmin.co.za

5. ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION (HOA) – ESTATE MANAGER

Roodepark Eco Estate, Acasia Street, Community Hall, 1st floor
Cell No: 083-273-7694
Contact Person: Wilfred Cawood
e-Mail Address: estatemanager@roodeparkecoestate.net

6. REGISTRATION AT ROODEPARK HOA

Please contact the HOA and Huurkor to ensure that your information, as required by the office, is up to date.

Estate Levy:

Should a residential stand contain multiple dwellings thereon, the registered owner of the residential stand shall be liable to contribute a levy in respect of each dwelling the moment with the registration of each unit.

Huurkor will send an account monthly for payment.

Your household waste bin service is included in the levy, and your bin will be delivered at your request. The service is rendered by an outside service provider.

7. REGISTRATION FOR PROPERTY TAX AT CITY OF TSHWANE (COT)

- a. This application is dealt with by the COT. The following documents must be taken with:
 - i. 2 x Copies of your Identity Document.
 - ii. Conveyance Certificate as supplied by the Transfer Attorney.
 - iii. Document, "Confirmation of Registration to the City of Tshwane", as supplied by the Transfer Attorney.
 - iv. Registration fee (deposit)
- b. The address of the COT office is as follow:
BKS Building,
373 Pretorius Street,
Pretoria.
- c. You will receive your monthly municipality / property tax account from COT for payment.

8. ACCESS TO ESTATE

a. Contractors/Sub-contractors:

- i. All contractors working at the Estate for longer than a week will be added to the access system, given them specific access via the turnstile.
- ii. They will be allocated to the specific building stand.
- iii. They must present the original South African ID or Passport that contains a valid Department of Home Affairs workers permit and not a visitors permit.
- iv. Owner Builders/Project Managers must hand daily/once-off/non-regular contractors access codes using the cell phone application.
- v. Asylum seeker documents will only be accepted if they have an up-to-date passport with them.
- vi. No copies, access cards from other estates or foreign driving license will be accepted.
- vii. All workers have to go off the car when entering or leaving the estate for the purpose of counting the quantity in/out at the end of the day.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- viii. Contractors must deliver and collect their workers to and from the stand.
- ix. No workers are allowed to walk around, loitering in the estate and **must remain within the boundary** of the site.
- x. Any workers found on the estate without special permission from the Estate Manager, after construction hours will be removed.
- xi. In the event that illegal workers are apprehended on the Estate, that contractor's employees in totality can be denied access to the Estate.
- xii. Transgressions will be dealt with via Annexure B.

b. Reflective Vests:

- i. All contractors, domestic and garden workers must use reflective vests when they enter the estate and wore them inside.
- ii. Guards must check in the mornings that they have them with them as they enter via the turnstile.
- iii. Contractors must have a yellow, domestic and garden workers an orange and the garden workers a blue reflective vest.



9. BUILDING PLANS

a. General:

Should you decide not to start building within the first year of ownership, it is required that your stand be kept clean and that the grass be cut during June and July each year and the removal of any inappropriate species as per the guidelines by The Department of Agriculture, Conservation and Environment.

This is to ensure that wildfires don't cause damage to adjacent properties or the wild animals that live in the green area.

Stands that have not been cut by the end of July each year, will be cut by the HOA or an independent contractor and the owner will be billed accordingly.

b. Building Materials (Prohibited)

- i. Unpainted plaster or un-plastered stock brick walls;
- ii. Metal Sheetings
- iii. Precast concrete walls
- iv. Wood panel fencing
- v. Wire style diamond mesh fences and gates, razor wire, security pikes or similar features.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

c. Roofs

- i. Roof pitch: mono-pitch and flat mixed roofs are allowed. No flat roof without any pitching will be allowed.
- ii. Metal roof, only permanent colour i.e. chromadek.
- iii. No combination of sheet metal roof and/or thatch and/or tiles is allowed.

d. Boundary Walls

- i. Every effort should be made to avoid the hostile canyon-like effect that high walls along streets cause in many residential areas.
- ii. Plastered, painted as well as face brick walling as approved by the Home Owners Association will be allowed.
- iii. All boundary walls and gates with maximum height of 2.1 m must be included on the building plans.

e. Windows

Timber or aluminium windows may be used.

f. Minimum Size

The dwelling erected on the erf shall be a minimum size of 250 square meters if full title and 120 square meters, if duet.

If sectional Title unit, the minimum size of the unit will be decided by the Home Owner's Association.

g. Second Dwellings/Loose Standing Granny Flats

- i. No loose standing granny flats will be approved.
- ii. The extra building needs to be attached to the main building and it must look aesthetically the same as the main building and must not be greater than 80 m².
- iii. Any additional buildings must first be approved by Home Owners Association.

h. Building Lines

The back and side neighbour boundaries are 2 m and on roadside 5 m.

i. Garden/Screen Wall Approval

The Board must approve all gardens/screen walls with regard to both material and dimensions.

j. TV Antennas and Satellite Dishes

The position, size and sighting of TV antennas and satellite dishes must be installed professionally.

k. External Pipes, Fittings, Fixtures & Devices

- i. Solar panels and Solar Geyser panels are to be in the same plane as the roof or to be hidden from sight. All Solar Geysers shall be split units with only panels on the roof.
- ii. All plumbing is to be bricked in and flush against the external wall, with access panels only at the junctions.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- iii. Access panels must be approximately 300 x 300mm in size and painted to match the house. Stub stacks are to be used in favour of full height soil vent pipes.
- iv. Air-conditioning /Heat Pump units or pipes may not be visible from the road or any other resident's property.

I. Rain Water Tanks

The installation of rainwater tanks is recommended.

These tanks must be brown or suitably cladded to complement the architecture of the building it serves.

m. Conditions about private boreholes

Individual owners will **not** be permitted to have boreholes on their erf. Existing boreholes will remain.

n. Approval by the HOA:

- i. 3 x Hard copies and electronic PDF submission consisting of the site development plans, sketches of the proposed floor plans and the elevations of the building plans must be submitted to the approved architect (acting on behalf of Roodepark Eco Estate's Architectural Committee) for approval.
- ii. The cost for a single house is R6 000.00 and for a duet R8 000.00.
- iii. Should the plan not be approved by the second (2) submission, an additional R2500.00 review fee will be payable with the third (3).
- iv. Any alteration to an existing house will also require COT and Architectural Committee approved plans at a cost of R3500.00.
- v. These costs are to be paid directly to the architect.
- vi. For minor changes to the house such as paint, roof and wall changes, the HOA must be informed.
- vii. The services of the following approved architects below can be used:

Tel No: 012-991-5554
Cell No: 083-441-5298
Contact Person: Henk Dippenaar (CEO)
Email: henk@designnode.co.za

or

Cell No: 082-495-3038
Contact Person: Cheslee Pentz
Email: Cheslee@pentzconsulting.co.za

Banking Details:

Name: C. PENTZ
Bank: ABSA Cheque Account
Account No: 4043577783
Ref: (B Plan RP XX) (XX = Use your stand no).

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

Proof of payment to be e-mailed to nicol@hkadmin.co.za and Cheslee@pentzconsulting.co.za

v. Sewer Slip:

The sewer slip applications must be obtained from:

Engineer: Ockert Gerber
Cell No.: 083-254-0860
Email: ojg@encotech.co.za

o. Approval by COT:

Once the plans are approved by the Architectural Committee, the plans are to be submitted to COT for approval.

p. Building Deposit:

- i. Once the plans have been approved by the Architectural Committee, a building deposit of R6 000.00 per house (R12 000.00 in case of a duet) is payable at Huurkor. **(Keep proof of payment documentation to claim back the money once the building has been completed).**

Banking Details:

Name: Huurkor Admin
Bank: ABSA
Account No: 1420400191 or 4048904868
Ref: (eg: B Dep RP XX) (XX = Use your stand no).

- ii. Proof of payment to be e-mailed to nicol@hkadmin.co.za and estatemanager@roodeparkecoestate.net

q. Copies of Approved Plans:

Once the plans have been approved by COT, a copy of the approved plans (by Architectural Committee and COT) is to be scanned and an electronic (pdf) copy and **one** complete hard copy must be submitted to the Estate Manager for record purposes.

r. Validity of COT Approved Building Plans:

- i. Building is to start within 1 year after approval by COT. If not, new plans are to be submitted to COT for approval. (COT Policy).
- ii. The owner of the property (or his successors in title) is obligated to commence with the erection of buildings on the property to the reasonable satisfaction of the Roodepark HOA, within 3 (THREE) years from date of transfer of the property, to the first owner thereof or such extended period as the said Home Owners Association in its sole discretion may allow in writing and to complete the buildings within 12(TWELVE) months after such commencement, failing which the said Home Owners Association shall be entitled to charge a penalty levy over and above any other levy payable by a member.
- iii. The above time periods will also be applicable to properties with the right to build more than one dwelling (duet rights) and will affect both the dwellings on the property.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- iv. Construction is deemed to have begun and building timelines apply as soon as site clearing / levelling has commenced.

10. SITE INSPECTION

- a. Arrange a date and time with the Estate Manager to perform the site-inspection. The purpose of this inspection is to log the condition (cleanliness and damages) of adjacent stands, sidewalks, road curbs and street surfaces in front of the stand.
- b. After the inspection, the site is officially taken over by the owner or his official representative.

11. SITE PREPARATION BY BUILDING CONTRACTOR

a. General:

- i. **No** building material/s may be delivered to / accepted on the building site before the site preparation has been completed.
- ii. All grass, only trees that can hamper the building structure and any other material must be removed.
- iii. As a result of the open veld and wild animals on the Estate, **no** fires will be allowed for outdoor cooking. Contractors are to make use of approved gas or electrical appliances for cooking by their personnel / labourers / sub-contractors.
- iv. Burning of garden refuse / building rubble is **not** allowed on the Estate

b. Working Hours:

- i. Mondays to Fridays: 07:00 to 17:00.
- ii. Contractors are requested to exit the Estate by not later than 17:30.
- iii. **No** working on weekends and public holidays.

c. Deliveries:

- i. Monday to Friday: 07:00 to 16:30
- ii. All delivery vehicles must be out of the Estate by 17:00.
- iii. Supplies must be scheduled for these official working hours.
- iv. **No** deliveries on weekends and public holidays.

d. Clearing of Site:

While clearing the site, all rubble is to be removed immediately from the Estate.

e. Screening-off the Site:

- i. The property must be fenced off on all sides with 1.8 meter temporary, 80% shade net, either green or black (Also called Site Cladding).
- ii. The entire site must be closed.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- iii. The screen supporting structure must consist of a minimum of 3 cross wires to be put up to attach the net against and to prevent it from under hanging.
- iv. Cable ties or wire can be used as the tie down medium.
- v. Corner straining posts (uprights, steel / iron poles knocked into the ground in straight lines, approximately 3.0M apart and 1.8 m high, **no gum poles**) and a gate (a framed and hinged steel gate covered with similar shade net).
- vi. Provision is to be made for a big enough entrance gate.
- vii. The netting must be at all times in a good condition and maintained for the entire building process. (Eg; No holes / cuts; No flapping in the wind; No under strung).
- viii. The entrance to the site (entrance gate) is to be closed on a daily basis after leaving the premises at the end of day.
- ix. The owner must carry all costs for the prescribed screening.

f. Chemical Toilet:

- i. From day one until the day the Contractor leaves the premises, the personnel on the building site are to make use of the chemical toilet that is to be placed on the site by the Contractor.
- ii. Under **no** circumstances will the toilets of the house / outbuildings connected to the Roodepark Eco Estate Sewer System, be used whilst any personnel of the Contractor / Sub-contractors are on the site.
- iii. No tools / equipment and water mixed with paint, chemicals, cement, etc, shall be cleaned in the down flow gullies connected to the sewage system.
- iv. If any blockages occur as a result of not adhering to the instructions, the Contractor will be held responsible for the cleaning costs and can also be requested to vacate the building site for not adhering to the Rules and Regulations as stipulated.
- v. The correct capacity toilet(s) are to be obtained for the quantity persons that will be on the site.
- vi. The toilets are to be cleaned / emptied at least on a weekly basis.
- vii. The toilets are to be placed out of sight with the entrances facing to the inside of the property and also screened off if applicable.

g. Rubbish Skip / Container:

- i. The building site is to be kept clean and neat on a daily basis from building rubble, papers / boxes / plastic bottles / etc.
- ii. For this purpose, a rubbish skip / container is required and is to be emptied when full.
- iii. **No** burning of building rubble is allowed.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- iv. Waste skip / containers must be present on the site throughout the construction period for storage of building rubble.
- v. No rubble dumping on adjacent stands, pavement or open areas allowed.

h. Builder's Board:

- i. A builder's board is to be erected on the stand.
- ii. The board can be erected on the sidewalk, as close as possible to the boundary of the side facing the street, or attached to the screening net.
- iii. The board can be according to the contractor's choice as long as it is neat.
- iv. The following information must appear on the board:
 - Contractor's name and telephone number.
 - Site number.
 - Name of owner.
 - Owner Cell No.

i. Water and Electricity - General:

- i. The water meters are installed by Lebra Development and the electricity meters by Impact Meters. The accounts for both are managed by Impact Meter Services (IMS).
- ii. The management of the water and electricity usage, is done by the company Impact Meter Services (IMS).
- iii. Before any connections can be done, these services are first to be registered at IMS.
Tel: 012-763-8200

j. Water Connection:

- i. The Developer, Lebra Development (PTY) Ltd is rendering the connection service.
- ii. A connection fee of R10000.00 per house (R20000.00 for a duet stand) is to be paid into **TWO** separate accounts:

Account 1:

- iii. An amount of R7000.00 per house (R14000.00 for a duet stand) is to be paid into the bank account of Lebra Development for the installation:

Banking details:

Name: Lebra Development (PTY) Ltd
Bank: FNB
Bank Code: 251 037
Account No: 62316359068
Ref No: W Con RP XX. (XX = Use your stand no).

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- iv. After payment, please e-mail a copy of the payment advice and proof of registration at IMS, to henk@lebra.biz, info@lebra.biz and estatemanager@roodeparkecoestate.net

AND

Account 2:

- v. An amount of R3000.00 per house (R6000.00 for a duet stand) is to be paid into the bank account of HOA for the water usage to minimize pressure on the system required for the installation:

Banking details:

Bank: ABSA

Account No: 1420400191 or 4048904868

Ref No: 6300-WATER(STAND NUMBER).

- vi. After payment, please e-mail a copy of the payment advice and proof of registration at IMS, to nicol@hkadmin.co.za and estatemanager@roodeparkecoestate.net
- vii. No connection will be done if the documents as mentioned, have not been received.
- viii. The installation of the meter will only commence after approximately five working days when all the documentation as mentioned above were received.
- ix. The reading of the meter will be done on a monthly basis by IMS who also issue the monthly accounts to you for payment.
- x. The Estate Manager will inform IMS of the installation date and meter reading on the date of installation.
- xi. After installation, the water meter becomes the responsibility of the owner and the cost for replacement will be for the account of the owner.

k. Electrical Connections:

- i. This service is rendered by IMS at a connection fee determined by them.
- ii. The power can be connected as soon as the builder has the necessary connection points that are according to the Municipality Regulations. (If use is made of a site distribution board, a Certificate of Performance (COC) is to be obtained and a copy submitted to IMS and to Lebra Development).
- iii. The reading of the meter will be done on a monthly basis by IMS who also issue the monthly accounts for payment.

12. BUILDING PROCESS

- a. Adhere to the approved building plan.
- b. If there are deviations, new plans are to be submitted / existing plans updated and approved by the HOA Architectural Committee/ COT.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- c. During the building process, the HOA will carry out periodic inspections to confirm that the building contractor adheres to the rules of the Estate.
- d. Keep the stand and adjacent areas clean.
- e. No material is allowed on sidewalks, roads or adjacent stands.
- f. In instances where this cannot be achieved due to various factors, please first discuss this with the Estate Manager/HOA before deliveries takes place.
- g. Materials off-loaded by a supplier, which encroaches onto the sidewalk or roadway, must be moved onto the site by the Contractor/Owner Builder.
- h. Material and/or rubble must not be allowed to remain on the roadway or sidewalks and it is the Contractors and Owners responsibility to clear these areas of all such materials and/or rubble.
- i. The same applies to sand or rubble washed or moved onto the road during building operations or after a rain storm.
- j. Keep the chemical toilet clean.
- k. Keep the street in front of the stand clean.
- l. Empty rubbish skip / container when full.
- m. **No** burning of rubbish allowed.
- n. No subcontractor boards allowed.
- o. Contractor is responsible to ensure that the subcontractors on site adhere to the rules of the Estate.
- p. As a result of the open veld and wild animals on the Estate, **no** fires will be allowed for outdoor cooking.
- q. Contractors are to make use of approved gas or electrical appliances for cooking by their personnel / labourers / sub-contractors.
- r. Only single unit delivery trucks up to a maximum weight of 30 tons may come into the Estate.
- s. **No articulated trucks/horse and trailer/abnormal trucks** will be allowed to deliver any material on the site.
- t. In the unlikely instance where longer/bigger trucks need to come onto site, (e.g. long trusses) special arrangements must be made with the Estate Manager.
- u. All trucks/vehicles not conforming to the above-mentioned limits/requirements will be turned away at the gate at the expense of the owner/contractor.
- v. No tractors/excavators with metal tracks will be allowed directly on the roads.
- w. Only standard TLB's will be allowed for excavation works. Special arrangements must be made for excavators and approved by the Estate Manager – a maximum of 30-ton machines will be allowed.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

- x. Fines can be levied by the Board for Contractors/owner Builder and Delivery vehicles, which spill material en-route, damage roadways, kerbs, plants, sidewalks and/or private or Estate property, stain tarmac and generally create nuisance within the estate and/or not adhering to any of the rules as prescribed by the Board.
- y. The speed limit of 30 km/h and stop signs must be adhered to.
- z. The Estate HOA reserves the right to enforce this with fines and relevant technology.
- aa. If any damage is caused to the perimeter wall or electric fence due to construction work, the owner/contractor must inform the estate manager immediately.
- bb. The Contractor/Owner Builder further agrees to familiarize himself with the location of all service cables, manholes, sewerage pipes, stand boundary pegs and undertakes to maintain same for the period of construction.
- cc. The contractor further undertakes to employ a qualified land surveyor to confirm the position of the pegs prior to commencement of any construction.
- dd. In the case of boundary pegs on this or any adjacent site, the onus will lie with the Contractor/Owner Builder to ensure that the pegs are reinstated, if disturbed during the construction period, at his cost, by a qualified land surveyor.
- ee. The sewage connection of the house can only be commissioned once the following has been done and approved:

The final inspection and approval of the sewage system by the Building Inspector of COT and Estate Manager.
- ff. Penalties as per Annexure B will be raised if an owner/contractor/subcontractor does not conform to the rules of the Estate.

13. FINAL INSPECTION OF COMPLETED BUILDING

- a. When the building is completed, arrange for the final inspection by COT.
- b. When the building is 100% completed, all contractors, subcontractors and workers gone, arrange with the Estate Manager for a final inspection to be able to claim back the building deposit.
- c. The final inspection will **only** take place if the following is adhered to:
 - i. A copy of the Occupation Certificate, as issued by the COT, is handed to the Estate Manager.
 - ii. Builder's board is removed.
 - iii. Paving is completed.
 - iv. Property painted.
 - v. Boundary walls neatly finished especially on neighbour side.
 - vi. Outstanding fines paid.
 - vii. House number displayed.
 - viii. Water tank covered – where applicable.
 - ix. All waste water pipes covered/cladding.
 - x. Aesthetically pleasing placement of TV antenna / dish, washing line, air conditioner units, heat exchangers, generator set, etc.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(May 2026)

xi. Roads& Curbs:

1. No damage to road surface in front of the house, storm water covers and curbs.
2. Road to the stand is clean from rubbish.
3. Any spillage from trucks is cleaned.

xii. Services:

No damage to Telkom pipes, electrical cable, irrigation pipes, water pipes & drains.

xiii. Stand and Surrounding Landscape:

1. Site, side walk in front of the stand, open stands adjacent and opposite is clean from rubbish/wind-blown paper/plastic bags.
2. Building tools/equipment, surplus building material is removed and that the soil is neatly levelled at boundary walls.

d. Any damages to Estate property will be for the account of the stand owner.

14. OCCUPATION OF PREMISES

- a. When you have settled in, you have to claim back the building deposit paid by making use of the documentation that you received when making your payment. (This can only take place after the Final Inspection, has been completed).
- b. The garden must be developed within 3 months after occupancy.
- c. Arrange with the HOA for a household waste bin.
- d. Ensure that fence "gaps" is secured to keep dogs within the property boundary.