

SECTIONAL TITLE SCHEME OF INGILOZI, SS913/2007

Ingilozi BUILDING & AESTHETIC RULES



Version: 1.0

1. Construction Work and Special Conditions

- a) All construction work, including alterations, may only take place after the plans have been approved in accordance with the relevant regulations.
- b) All new Lodges to be complete within 2 (two) years of purchase.
- c) Boschpoort Construction (Pty) Ltd have the sole right, to assist Ingilozi Owners with:
 - I. Concept Plans, Building Plans and related Specifications and Conditions.
 - II. Obtaining approval of the Building Plans from the Ingilozi Aesthetic Committee, the MPCA and the local Bela-Bela Municipality authority.
 - III. Conduct the construction of the Lodge, any other buildings and infrastructure on the site owned by each Owners.
- d) After completion of the Owner's Lodge, the Owner will be responsible for the upkeep, maintenance and any other condition determined by the Ingilozi Body Corporate.
- e) Sites 10, 11 and 20 are the holders of the Commercial Rights linked to Portion 45 of the farm Rietspruit 527 KQ. These Rights were registered on 17 November 2003.

Herein after referred to as: The **Commercial Lodges**.

These rights are limited to:

- I. Accommodation in two Lodges for 20 Guests (Site 10 & 11) and 14 Guests (Site 20).
- II. Accommodation for 3 Staff Members (on each Site)
- III. Reception Areas
- IV. Offices
- V. Health Spa
- VI. Gymnasium
- VII. Kitchens
- VIII. Restaurants
- IX. Bar and Recreation Areas
- X. Conference Rooms
- XI. Swimming pools not exceeding 70m².

2. Aesthetics

a) Dwelling

Main house and staff quarters consisting of one, or more, building(s) with foundation, brick walls, roof, windows, doors, plumbing and electricity.

Each Site on Ingilozi, except the Commercial Lodge, will be limited to:

- I. 6 (six) Guests and 2 (two) Domestic Workers per Lodge.
- II. 1 Kitchen per Lodge.
- III. Maximum of three separate Roofs.
- IV. A total of 2 Garages.
- V. All buildings to be within a 30m Radius of the individual Site's Development peg, with coordinates set in the Exclusive Use Area Peg Coordinates, obtainable from the Ingilozi Body Corporate.
- VI. Exterior Design: All the Lodges in Ingilozi will share a similar exterior design and colour scheme. The appointed Architects will guide Owners with the exterior design. A 20% variance will be allowed, subject to the approval of the Aesthetic Committee.
- VII. Interior Design: Owners can adopt their own interior design.
- VIII. Unless otherwise specified in the agreement of sale and for the approved development.

b) Garage and/or storeroom

As above but for the purpose of housing only vehicles and storage items.

c) Roofing

General

- The general aesthetic objective is to have a roof style and colour to maintain the current rustic appearance of the area.
- All new roofing materials need to adhere to the A-Class Fire rating as tested in accordance with SANS 1077 – part 12 (CSIR).
- All new roof structures are recommended to meet South Africa's proposed legislation requirements for energy saving (SANS 204:2010).
- The use of a lightning conductor is not mandatory on all Steel Roof installations. However, these roofs must be suitably earthed, and the earthing needs to be tested and a certificate issued every 3 years as for the lightning masts.
- Pitch of the roof must be a maximum 25 degrees.
- Roof height may not exceed 6 (eight) metres from natural ground level.

i) Steel and Concrete

- All roofs to be constructed with Safintra SAFLOCK – Colour: *Thunder Storm*, alternatively with IBR Roof Sheets, painted with a colour to match the Safintra product.
- Concrete roofs can be used to join different building structures.
- All Concrete roofs must comply with approved Engineering regulations, plans and specifications.
- The thickness of the roofing sheets must be 0,55mm to limit damage by hail, as well as baboons and other animals.
- The underside of the sheet needs to be insulated with fire resistant insulation that conforms to the A-Class Fire rating as tested in accordance to SANS 1077
- The ceiling structure needs to also adhere to A-Class Fire rating as tested in accordance to SANS1077

d) Walls

- All exterior walls must be plaster or flash jointed and painted with Prominent *Select Sheen* Colour: Ingilozi Grey and Ingilozi Charcoal, a colour specially blended for Ingilozi. If other brands are used, they must colour match this Prominent product.
- Accent panels, pillars or chimneys must be present in every lodge. They can be either from natural rock or horizontal wooden louvers.

e) Doors and windows

- i) Only Aluminium doors and windows may be used.
- ii) Colour to be used by all Lodges: Black or Charcoal.

f) Surrounding Areas

Other structures, either separate or attached, without brick walls, windows, doors, plumbing. These would include: carports, lapas, bomas, braais, driveways, swimming pools (maximum of 4 000 litres of water), generator and water tank enclosures.

- i) Floor of earth, gravel, brick paving, natural coloured paving slabs, cement slab.
- ii) Roofing – refer to clause **c** above
- iii) Walls, or half walls (if required) of latte.
- iv) Support posts of treated gum poles or brick columns.
- v) All fireplaces must be fitted with metal fly wire mesh or solid screens to spark proof chimneys to prevent sparks falling on the deck and roofs.

3. Outside lighting

Outside lighting must be kept to a minimum. Outside lights must be low wattage down-lighters. Spotlights, floodlights, bulk-heads, coach lights, (any unconcealed lights) as external lights on any building are not permitted.

Owners are encouraged to use eco-friendly energy-saving lights.

4. Water Tanks

Every Owner must install a Water Tanks, subject to the following:

- Minimum size: 2 500l with maximum size: 5 000l.
- All Water Tanks must be lifted from ground on a brink build stand.
- All Water Tanks to be installed within a Zink look-alike tank, if a Zink Tank is not used.

5. Washing Lines

Washing lines must be enclosed and hidden from view in a manner befitting the environment.

6. Fences

Perimeter electrified fences and/or fencing is not allowed. Trip wire to keep dangerous game at bay is allowed with the permission and position determined by the aesthetics committee

7. Solar Panels

Solar Panels must be installed but cognisance must be given to the aesthetic effect of the installation on the environment, neighbours and adjacent properties.

- I. All Solar Panels to be installed on the Steel Roof of Lodge.
- II. Only pre-approved Contractors by the Ingilozi Body Corporate can be use for the initial installations or subsequent maintenance.
- III. Ground installations are not allowed.

8. Decking

It is recommended not to have wooden decking in new builds and owners should consider alternative decking which is less prone to fire.

Alternative decking options:

- I. Concrete and Tiles
This is the most fire save decking alternative.

II. **Bamboo Composite Decking**

This is a composite material made by combining left over bamboo fibres and pulp with 100% recycled plastics. This construction-grade material is a super strong, durable decking product that is engineered for outdoors. This product is Eco friendly, very strong and durable, low maintenance, UV resistant and less prone to fire (than timber). The cost is like higher end timber.

III. **Composite decking**

Composite decking is high quality and durable decking and an alternative to traditional timber. This decking is made of recycled hardwood fibres and recycled plastics. The cost is more than timber, but low maintenance costs. They are less prone to fire/burning and will typically melt, but not ignite spontaneously.

IV. **Traditional Timber Decking**

Where traditional timber decking is used, it will be advisable to close off the front edge of the decking with a stone/brick wall that protrudes a little above the wooden deck so that fire does not enter the deck from underneath. Where this is not possible, the incorporation of a sprinkler system that will douse the underside of the deck is advised.

9. Access Roads

No access roads or other roads can be made on the common property without the express permission of the Trustees in writing.

10. Repairs/Maintenance by Contractors

- a) Owners can use their own Repair/Maintenance Contractors, subject to:
 - They have a valid Contractors All Risk insurance policy to the value of R 10 million Rand.
 - Proof of the above insurance cover must be provided to the Body Corporate and Managing Agent prior to the commencement of work.
- b) Owners are also welcome to use the services of the Body Corporate or MCPA for any Repairs/Maintenance, subject to:
 - The Owner knows that service and complaint-related call-outs will attract a charge at a given rate at the time and will be debited to the service account of the relevant sectional title unit owner.

11. Rules governing Contractors and Sub-contractors

Refer to the Mabalingwe Common Property Association (MCPA) Contractors Rules and Regulations

12. Penalties

- a) Any person contravening a provision of the Reserve's Management or Conduct Rules may be liable to a penalty as determined by the Board of Trustees. Such penalties shall be charged to the owner's levy account.
- b) The Board of Trustees will confirm the penalties annually.
- c) A person who is aggrieved by the penalty may, within 36 hours of the date upon which the penalty was issued, lodge his/her grievance in writing and should include the necessary proof of invalidity of the transgression charge(s).

- d) The Trustees may waive, reduce or uphold the decision whereafter it will be regarded as final.
- e) The Trustees may appoint officers to enforce the Management and Conduct Rules and may delegate the MCPA to issue penalties.

These rules also apply to contractors and/or visitors that enter the Reserve, with the sectional title owner accepting responsibility for the actions of those to whom the owner granted access. Should contractors or visitors fail to pay a penalty it may be debited to the sectional title owner's levy account.

13. Ingilozi and Mabalingwe House Safety Regulation

PURPOSE

These Regulations aim to establish minimum safety requirements for Lodges within the Mabalingwe Nature Reserve to ensure residents' well-being and property protection.

MINIMUM SAFETY REQUIREMENTS

All houses within the Mabalingwe estate must comply with the following minimum safety requirements:

- a. **Valid Electrical Certificate of Compliance (COC):**
All houses must possess a valid Electrical COC issued by a certified electrician.
- b. **Valid Certificate of Compliance for Gas Installations:**
Houses equipped with gas installations must possess a valid COC issued by a registered gas practitioner.
- c. **Valid Certificate of Compliance for Lightning Conductors:**
Houses with lightning conductors must possess a valid COC issued by a qualified lightning protection specialist.
- d. **Valid Fire Extinguisher COC:**
Each house must have a valid certificate of compliance for fire extinguishers issued by a certified fire protection equipment inspector.
- e. **Thatch Roof Fire Retardant Treatment Documentation (Where it is an insurance requirement):**
Houses with thatch roofs must provide valid documentation indicating that the roof has been treated with a fire retardant.
- f. **Clearance around Houses:**
Houses must ensure a clear area of at least a 20-meter radius around the property, free from grass and brush, or as required by the Insurance Company.
- g. **Branch Clearance:**
All branches must be cleared to ensure they are at least 3 meters from the house's roof.
- h. **Emergency Evacuation Plan:**
Each house must have the emergency evacuation plan posted in a visible location, outlining evacuation routes, assembly points, and emergency contact information.

i. First Aid Kit:

Houses should have a well-stocked first aid kit readily accessible in case of medical emergencies.

j. Secure Storage for Hazardous Materials:

Any hazardous materials or substances must be stored securely in appropriate containers and locations in compliance with safety regulations.

k. Regular Maintenance Inspections:

Homeowners are required to conduct regular maintenance inspections of their property to identify and address any potential safety hazards.

l. Security Measures:

Adequate security measures, such as burglar alarms, motion-sensor lights, and secure locks, should be in place to deter unauthorized access and enhance overall safety.

m. Pest Control Measures:

Houses should implement measures to control pests and vermin, such as regular pest inspections and appropriate pest control treatments.

n. Emergency Communication Protocols:

Clear protocols for emergency communication should be established, including procedures for contacting the Mabalingwe Control Room and notifying neighbours in case of emergencies.

COMPLIANCE

- Homeowners are responsible for ensuring that their houses comply with the minimum safety requirements and additional safety measures outlined in this document.
- Failure to comply with these requirements may result in penalties or restrictions imposed by management.

ENFORCEMENT

- The Ingilozi and Mabalingwe management reserves the right to conduct inspections and audits to verify compliance with this policy.

REVIEW

- This document will be reviewed periodically to ensure its effectiveness and relevance.
- Amendments may be made to this policy as necessary, with approval from the appropriate authorities.