



HUISEIENAARSVERENIGING / HOMEOWNERS ASSOCIATION

(ASSOCIATION INCORPORATED IN TERMS OF SECTION 21, ACT 61/1973)
(REGISTRATION NO: 2002/029403/08)

Regulations for additions:

(Additions to house, Patio roofs, Carports, Lapas, Wendy houses and Swimming pools)

- 1.) Building lines 5m on street frontage, 2m on all other boundaries.
(Crescent, Manor, Glen and Gardens)(The Reeds Township)

Building lines 5m on street frontage and 3m on any two sides and 2m on the other side. (Close)(Rua Vista Township)
- 2.) Roof covering to match existing house – tiles or thatch.
- 3.) No structure to be built on top of servitude.
- 4.) Plans with additions to be drawn and submitted to Thatchfield Home Owners Association for approval. Minimum size A2 in black and white
- 5.) Plans must also be submitted to the City of Tshwane.
- 6.) Relaxation of building lines requires written consent from Thatchfield Home Owners Association as well as being approved by the City of Tshwane.
- 7.) **Patio Roofs** – Louvre deck aluminium roofs are permitted over front doors and patios on condition that they are powder coated and are enclosed on all four sides by 3mm x 70mm fascias or larger.

- 8.) **Carports** – Lean to structures can only be considered if there is an existing double garage on the stand.

The structure must not be larger than 6m x 6m.

The iron roof must be painted to match the colour of the tiles on the existing house.

All rain water runoff must be accommodated on the owner's property.

A 230mm or deeper aluminium fascias made up of 3mm x 70mm strips with spacing, similar to those of the louvre deck awning fascias, must be fitted on all four sides of the structure in order to screen the roof.

Prior consent must be obtained from all adjoining neighbours.

Building plans must be submitted to the Home Owners Association and the City of Tshwane for approval.

- 9.) **Lapas** – Thatch or tiles to be used to match the existing house.

No roof to overhang boundary wall and discharge rainwater into neighbouring stand.

Consent of adjacent neighbours required.

Building plans must be submitted to the Home Owners Association and the City of Tshwane for approval.

- 10.) **“Wendy Houses”** - Must not be bigger than 7,5m².

Roof of Wendy must be painted the same colour as main roof of house. Must be written note on the plans.

Consent of adjacent neighbours required in the form of a letter or a signature and stand number on the plans.

Wendy houses to be used only for storage and not for human habitation.

Building plans must be submitted to the Home Owners Association and the City of Tshwane for approval.

- 11.) **Swimming Pools** – Building plans must be submitted to the Home Owners Association and the City of Tshwane for approval.

No structure to be built on top of servitude or encroach onto any building line.

12.) **Solar Panels** - Standard solar panels are permitted on roofs.

Panels integrated with rooftop geysers are extremely unsightly and are not allowed.

All geysers must be located within the roof space or below the eaves.

13.) **Double Storeys** – Double storey dwellings can be built throughout Thatchfield.

Double storeys fronting on the N14 freeway must be situated 30m from the boundary fronting the N14 freeway.