

ADDENDUM

THE AMMENDED CLAUSE IN THE BUILDING GUIDELINES READS AS FOLLOWS WITH THE AMENDMENT HIGHLIGHTED FOR EASY REFERENCE: (This amendment appears in the Building Guidelines as well.)

CONSTRUCTION:

All building work once commenced, shall be completed in as short as reasonable time as possible and shall be executed in a workman-like manner, within a maximum period of one year. All material used to be of good quality. Walls to be constructed of clay brick or cement bricks only. Cape Cot style, timber frame cladding with nutec cladding will also be considered for the main dwelling. Concrete blocks are not permitted. The site and the surrounding open land must be kept clear of rubbish at all times, to the satisfaction of the Developer and/or the Local Authority. Rubbish which might be blown by the wind must be contained and all rubbish must be taken to a recognized tip on a regular basis or when instructed to do so by the Developer.

The following points must be strictly adhered to:

- All buildings, structures and walls are to be completed to plan.
- Any amendments on drawings after approval, must be re-submitted to controlling Architects and local Authority for approval.
- The Controlling Architect and Developer may approve fully motivated waivers of any mandatory specifications under special conditions where waivers are considered justifiable.

All waivers are subject to Council approval.

No deviation from the sustainable building design and operational specifications will be allowed. An additional fee of R 350 for first waiver would be charged plus R 150 for every additional waiver.

- All paving, boundary walling and landscaping must be completed within the maximum building period.
- All site-huts/stores must be removed at the completion of the building period.
- Adjacent kerbs, pavements (and Stands if affected) are to be reinstated to their original condition.
- All rubble and litter must be removed regularly and at the end of the building period.
- Any damage to the Developer's or the Home Owners' Association property must be rectified.

If any of the above conditions are not met to the satisfaction of the Developer or his agent, then he (the Developer or his agent) will undertake to do whatever is necessary to rectify the shortcomings at the expense of the Client.

Home Owners who do not complete the construction of their homes within the 12 month period of starting as stipulated on page 4 of the Building Guidelines, will be subject to a penalty of R2000pm from the 13th month of construction.

A special application for an extension of this 12 month period can be submitted to the Trustees for consideration. Any lenience on these penalties will be left at the discretion of the Trustees in office. This penalty will be payable in full before final occupation certificates are issued.

