



COMMUNIQUE – BUILDING RULES AND REGULATIONS

21 September 2020

Dear Rietvlei Ridge Resident / Homeowner

This commune provides you with information regarding the Building Rules and Regulations and the plan approval process in the Estate.

We have recently noticed that a number of house owners are making alterations to the exterior of properties, i.e. painting houses a different colour, installation of solar panels, gutters, air conditioning units, adding exposed water pipes, fencing etc. While we appreciate the commitment from the owners to maintain a high Aesthetic value of the houses in the Estate, we would like to communicate the Rules pertaining to the changes to the exterior elements of houses.

All external changes should be approved by the HOA prior to commencement of work. Please take note that the Aesthetic Certificate for the property will no longer be valid if any changed to the exterior of your property is made without the necessary approval from the HOA. The Estate must have it on record, prior to the changes. The Board have experienced that owners only seek approval after the fact and refuse to make the necessary changes as per the Building rules and regulation. This is not acceptable. Please familiarise yourselves with the penalties that will be enforced until such time that it is rectified. Sectional Title owners can reach out to their respective Body Corporates around the Rules and Guidelines.

Kindly furnish the Estate Manager with a copy of the Sample Sheet document and include a sample of the paint colour of external walls in the document. The below approved paint colour chart is included in the Building Rules and Regulations document available on the HOA website, www.rietvleiridge.co.za. The plan approval and sample sheet forms are also available on the website.





For any other building alterations to the property, a plan approval form with a copy of the approved plans, indicating the changes to the property needs to be submitted to the Estate for approval prior to the commencement of work. Awnings, DSTV dishes, air conditioning units, gas installation (the HOA will require a copy of the gas installation certificate for record purposes and to safeguard the owner as well as neighbouring properties), solar panels, heating pumps and all other items which do not form part of the basic structure of the house must clearly be indicate on the plans.

You are kindly requested to familiarize yourself with the Building Rules and Guidelines and the plan approval process documentation available on the HOA website.

Kindly contact the Estate Manager for any further information and guidance.

Kind Regards,

Directors: Rietvlei Ridge Country Estate Home Owners Association