EUPHORIA

HOME OWNERS ASSOCIATION

EUPHORIA GOLF AND LIFESTYLE ESTATE

ARCHITECTURAL GUIDELINES
FOR THE CONSTRUCTION OF INDIVIDUAL PROJECTS
REVISION 14 | SEPTEMBER 2025

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1 OVERVIEW

The purpose of this building guideline is to safeguard the rights of Homeowners in the Euphoria Golf and Lifestyle Estate by encouraging creativity whilst ensuring a harmonious degree of uniformity of materials and finishes, which will contribute to a balanced lifestyle for all residents. The guideline is implemented to facilitate high quality in the development of the built environment through the application of practical design principles and to provide a framework for the individual Homeowners to create a home that suits their lifestyle. This document stipulates the roles and responsibilities of all the stakeholders in the process of construction of the Estate.

2 INTERPRETATION

2.1 Definitions

Aesthetics Committee	A sub-committee appointed by the Board in terms of Article 27 of the MOI;
Alternative Control Architect	Such architectural professional appointed by the EHOA from time to time in terms of this Guideline to administer such matters when the Control Architect is not available or has been appointed by a Homeowner to provide services.
ARC	The Architectural and Review Committee being a sub-committee, which also incorporates the Aesthetics Committee, and which is appointed by the Board in terms of Article 26 of the MOI and being responsible for maintaining and updating the Guidelines for monitoring compliance therewith and for recommending corrective or preventative action as appropriate;
Architectural Guidelines	The manner according to which buildings may be erected on stands at the Estate and for the Construction of which may subsequently be improved and altered, also incorporating the landscape Individual Projects protocol, is contained in the Guidelines which is issued and approved by the Board from time to time.
Architectural Professional	Professional architect, professional senior architectural technologist, or professional architectural technologist, who is registered at the South African Council for the Architectural Profession (Act 44 of 2000, may deliver the Scope of Work for Categories as per Section 20(2) of the Council for the Built Environment Act 43 of 2000, is in possession of Professional Indemnity Insurance cover.
Approval	Architectural Professionals and Building Contractors are required to apply to be approved by the EHOA and, if successful, they may provide services to Homeowners.
Board	The board of directors of the EHOA as appointed from time to time in accordance with the MOI.
Building Contractor	A building contractor that is registered with the NHBRC and is registered as an approved legal entity (Company, or Close Corporation) at the CIPC, registered as a tax entity at SARS, holds a letter of good standing at the SA Department of Labour, be registered and paid up to date with the Workman's Compensation Fund, holds compulsory contracting insurance and a Health and Safety plan.
Building Plan	The plan drafted by the Architectural Professional is signed by the Homeowner and is approved by the EHOA and the Mookgophong Local Municipality.
Business Day	Any day which is not a Saturday, Sunday, or South African public holiday.
Control Architect	Such architectural professional appointed by the EHOA from time to time in terms of this Guideline.
Control Landscaping	Such landscape experts appointed by the EHOA from time to time in terms of this Architect Guideline.
EHOA	Euphoria Homeowners' Association (NPC), with registration number 2005/031867/08.
Guidelines	The Architectural Guidelines for the Construction of Individual Projects
Homeowner	The registered owner of the property
Homeowner's Agent	If the Homeowner does not intend to administer the relationship with the Building Contractor, the Homeowner is required to appoint an agent to perform the tasks during the execution of the Works on behalf of the Homeowner.
JBCC Contract	The Joint Building Contracts Committee Small and Simple Works Contract

MOI	The Memorandum of Incorporation of the EHOA
Property	The property referred to as “stand” or “erf” is specified in the sales documentation.
Rules	The Rules of the EHOA.
SACAP	The South African Council for the Architectural Profession.
Service provider	A person or institution accredited in terms of this agreement to provide services or materials on the Estate from time to time.
Site Handover Notice	A notice issued by the EHOA after all the handover requirements have been met and an in-loco inspection followed by a meeting has verified compliance.
Township	The residential housing and Estate development known as a township development in Euphoria.
Works	The construction and completion of a building and ancillary works (if any), substantially in accordance with the building plan and specification.

2.2 Any reference to:

2.2.1 the singular includes the plural and vice versa.

2.2.2 natural persons include juristic persons and vice versa.

2.2.3 any one sex or gender including the other sexes or genders.

2.3 Any statute, constitution, decree, treaty, regulation, directive, ordinance, by-law, order or any other enactment or legislative measure of government (including local or provincial government) statutory or regulatory body which has the force of law means the relevant enactment or legislative measure as at the date of these Guidelines and as amended or re-enacted from time to time.

2.4 If any provision in a definition is a substantive provision conferring rights or imposing obligations, effect shall be given to that provision as if it were a substantive clause notwithstanding that it is only contained in the interpretation clause.

2.5 If any period is referred to in these Guidelines by way of a reference to a number of days or weeks or months or other intervals, the period shall be reckoned exclusively of the 1st (first) day and inclusively of the last day of the relevant interval, unless the last day falls on a day which is not a Business Day, in which case the last day shall be the next succeeding Business Day.

2.6 If the due date for performance of any obligation in terms of these Guidelines is a day which is not a Business Day, then (unless otherwise stipulated) the due date for performance of the relevant obligation shall be the immediately preceding Business Day.

2.7 If any obligation or act is required to be performed on a particular day, it shall be performed (unless otherwise stipulated) by 16h00 on that day.

2.8 These Guidelines shall be governed, interpreted, and enforced in accordance with the laws of the Republic of South Africa from time to time.

2.9 If amounts or figures are specified in numerals and in words and if there is any discrepancy between the numerals and the words, then the words shall apply.

3 GENERAL PROVISIONS

3.1 The Homeowner is required to appoint:

- An accredited Architectural Professional
- An accredited Building Contractor.
- A Homeowner’s Agent if the Homeowner does not intend to personally administer the relationship with the Building Contractor.

3.2 All contractual agreements between the Homeowner and the various service providers such as the Architectural Professional, Building Contractor, Homeowner’s Agency, and the like, are solely the responsibility of the Homeowner. The EHOA accepts no liability whatsoever in this regard. This includes, but is not limited, to work performance, deadlines, compliance with rules and codes of conduct, deviation from approved plans, and cash flow problems.

3.3 All Homeowners are advised to be fully informed about the roles and responsibilities of the parties, being the Homeowner, the Architectural Professional, the Building Contract and the Homeowner's Agent.

3.4 All communications regarding the submission and/or approval of all documents must go through the EHOA office.

Contact details:

Tel: 072 805 6370 / 014 743 0937

8 Olive Grove Lane, Euphoria Golf & Lifestyle Estate – Route R101 Mookgophong. Limpopo Province

E-mail: deidre@euphoriahoa.co.za and info@euphoriahoa.co.za and tcm@euphoriahoa.co.za

3.5 The objectives and purposes of the EHOA in general are:

- To control the primary erection, alteration, extension and renovation of buildings or properties forming part of the township.
- To ensure that all such building work is carried out in accordance with the Guidelines, Rules, and plans approved by the EHOA and the Mookgophong Local Authority.
- To ensure and provide for the general maintenance, running and control of the township to promote the communal interests of the owners.

3.6 The EHOA will accredit Architectural Professionals and Building Contractors according to the criteria set out in this document.

3.7 No new building work, or additions and/or alterations to existing dwellings may be done without obtaining prior approval from the EHOA.

3.8 These Guidelines are published for the benefit of the Homeowners and can be amended by the Board at their sole discretion. No amendment will be applicable retrospectively.

3.9 The EHOA controls all aspects relating to the Guidelines. Any decisions made by the EHOA pertaining to the control and approval of proposed buildings on the Estate are final.

3.10 The ARC is a sub-agreement of the EHOA and monitors all actions in respect of any building and contracting, recommends to the EHOA and comprises representatives of the EHOA Board, as well as control architect/s, alternative control architect/s and a landscaping consultant/s.

3.11 The ARC reports to the Board and is tasked with the approval of all plans, buildings, and landscaping on behalf of the EHOA. No member of the ARC is permitted to be involved in any manner whatsoever in the approval of any design by their own hand or appointed as a service supplier appointed by the Homeowner in such roles as project management, erection, supply of materials and the like.

3.12 Plans for all buildings, alterations, and additions must be approved by the EHOA prior to lodging an application for building plan approval at the Mookgophong Local Municipality. The Homeowner of any stand at Euphoria is responsible for ensuring that all plans are submitted and approved by both the EHOA and Mookgophong Local Municipality prior to construction. Note that approval by the EHOA does not constitute approval by the Mookgophong Local Municipality.

3.13 Upon sale of an improved property, the EHOA shall only issue a clearance certificate if the drawings of the improvement on the property (as lodged with the EHOA and approved by the municipality) are accurate, and all accounts, levies and rates have been settled.

3.14 All review and inspection procedures are intended to assure compliance with aesthetic and architectural considerations and to maintain the standard of Euphoria as a development.

3.15 In terms of the National Building Regulations Act (1977, as amended), it is the responsibility of any Homeowner to be in possession of approved plans of all structures on their property. Any construction work performed without obtaining the required approval is deemed to be illegal.

4 APPROVAL OF ARCHITECTURAL PROFESSIONALS

4.1 Homeowners may appoint an Architectural Professional (AP) registered with SACAP in any category defined in the published IDoW (Identification of Work Policy) as possessing the required competence required to perform architectural services for the specific project.

4.2 To assist the homeowner, a list of approved APs is available from the EHOA office.

4.3 If the preferred AP is not included on the EHOA's list, the Application for Approval as Architectural Professional (Addendum A) must be submitted to the EHOA. On considering the application the EHOA may grant approval in its sole discretion.

4.4 Approval by the EHOA accepts no responsibility or liability for any services rendered by the Architectural Professional or of the performance of or expected level of delivery by the Architectural Professional.

4.5 The EHOA shall review the level of service delivery by the AP after completion of the first commission to consider extending the approval to subsequent projects.

4.6 Should an accredited Architectural Professional not have a subsequent commission for a period of 24 months after completion of his previous commission he would need to re-apply.

5 ROLE AND RESPONSIBILITY OF ARCHITECTURAL PROFESSIONALS

5.1 Homeowners and the accredited Architectural Profession shall enter into an agreement (PSA) in terms of the provisions of the SACAP Code of Professional Conduct (Architectural Professions Act, 44 of 2000) which identifies the rights and obligations of the relative parties.

5.2 As a minimum, the contract will require the Architectural Professional to perform the architectural services to design and prepare Building Plans. Working drawings are required to contain all information to fully illustrate the construction, finishes and fitting of the proposed dwelling as well as to obtain the approval of the Building Plans from both the EHOA and the Mookgophong Local Municipality.

5.3 It is recommended that the Architectural Professional is appointed for a full service in which case this includes all the functions of the Homeowner's Agent. The 6 stages are:

- Inception
- Concept design
- Detail design
- 4a - Working drawings (Local Authority submission ONLY, 4b - Full technical documentation
- Contract Administration and Inspection (as Homeowners' AGENT) during the construction period
- Close-out

5.4 All architectural work presented to the EHOA must be performed by the accredited Architectural Professional as intended by the SACAP Code of Professional Conduct. No subcontracting or signing-off of work performed by anyone besides the accredited Architectural Professional is allowed and is in direct violation of the SACAP Code of Conduct. Such actions will lead to immediate termination of approval.

5.5 The Architectural Professional, to benefit the individual Homeowners in the Estate, is required to maintain a high standard of design and construction work to enhance and preserve high standards in the Estate.

6 APPROVAL OF BUILDING CONTRACTOR

6.1 A panel of approved Building Contractors will be available from the EHOA.

6.2 Homeowners may appoint eligible Building Contractors of their choice. If the Building Contractor selected is not registered on the panel of the EHOA accredited service providers, it must apply for approval as set out below.

6.3 Any person wishing to apply to the EHOA to grant approval as a Building Contractor is required to submit as contained in Addendum B.

6.4 On considering the application, the EHOA may grant approval in its sole discretion.

6.5 Approval by the EHOA accepts no responsibility or liability for any services rendered by the accredited Building Contractor or for the performance or expected level of delivery by the Building Contractor.

6.6 To retain approval for a Building Contractor after the first commission, the EHOA shall review performance after completion of the contract and shall grant an extension or not.

6.7 Should an accredited Building Contractor not have a subsequent contract for a period of 24 months after completion of the previous contract he would need to re-apply. The EHOA has the sole discretion to re-accredit or not.

7 ROLE AND RESPONSIBILITY OF HOMEOWNER'S AGENT

7.1 A Homeowner's Agent is a person who is authorised by the homeowner to act on its behalf in all aspects relating to the construction phase of the project. The Agent takes care of all the decisions required for the smooth implementation of the building contract and is therefore the spokesperson for the project.

7.2 A Homeowner is not obliged to appoint an agent, but it is strongly recommended by the EHOA that the owner is represented by someone who carries the best interest of the homeowner and has the expertise to make recommendations on all aspects of the complicated construction process.

7.3 The appointed architect is best positioned to perform this function. He/she is trained to extend their services to include the administration of the building contract on behalf of their client, preventing sub-standard construction work and unexpected management, expenditure and cashflow problems.

7.4 By appointing an agent, the homeowner authorises an expert to carry out all the functions pertaining to the management of the building contract, protecting the homeowner from direct liability and reducing the risk of failure and subsequent additional costs.

7.4.1 The Agent will deal with all circumstances and events of which the homeowner has no sufficient knowledge.

7.4.2 The Agent is appointed to fulfil the following functions:

1) Assisting the Homeowner with the selection of a suitable building contractor
2) Take care of all communication with the EHOA after building plans have been approved.
3) Coordinating the requirements for start of construction: the Agent will ensure that the requirements of ADDENDUM J.1 – Intention to start construction, J.2 – Application for the contractor's access to the site, and J.3 – Application for Site Handover are fully adhered to.
4) Handing the site over to the Building Contractor on receiving approval from the EHOA
5) Providing Building Plans to the contractor
6) Pointing out the boundary pegs and building lines
7) Arrange for site meetings to assess progress
8) Provide regular progress reports (per Addendum C of the EHOA Architectural Guidelines)
9) Pay the contractor on milestones achieved
10) Quality control: Regular inspections of the construction work - from breaking soil to completion
11) List defects and control remedial work

7.5 The Homeowner and the Homeowner's Agent must enter into an agreement which identifies all the obligations and responsibilities of the relevant parties. The Homeowner is required to inform the EHOA in writing on the appointment of a person (Agent) who will act on his/her behalf in all matters pertaining to the construction of their new house.

7.6 PROGRESS REPORT: The EHOA requires that progress be reported to the EHOA periodically as set out in Addendum C. This report may be submitted by either the Homeowner or by the appointed a Homeowner's Agent.

8 CHARGES FOR PAYMENTS, FEES, AND DEPOSITS

8.1 All payable fees are contained in Addendum D. Note that plan approval fees from the Mookgophong Town Council are for the Homeowner's account.

8.2 All plans must be submitted to the EHOA via a two-stage approach:

- Stage 1 offers the opportunity to test architectural design principles and the application of the Guidelines. Must clearly indicate the use of stone and include a specification and colour sample of the material selected.
- Stage 2 requires the Homeowner to submit the drawings intended for approval of the Building Plans by the EHOA and the construction phase of the development of a property. Only after this approval has been obtained in writing can the plans be submitted to Mookgophong Town Council.

Application for approval of stages 1 and 2 are required to be submitted in the form as in Addendum E.

8.3 Building and Landscape Plans:

Scrutiny and approval of Building Plans apply to Stage 1 and Stage 2. Different fees are charged by a newly accredited Architectural Professional with its first commission at the Estate and a previously accredited Architectural Professional with a subsequent commission.

Scrutiny and approval of a Landscape Plan only applies by completion of Stage 2.

Any change to the approved drawings requires the submission of amended Building Plans for scrutiny and approval. Scrutiny fees are applicable for each stage.

Plan scrutiny and approval fees will be invoiced by the Control Architect and Control Landscape Architect, respectively. Scrutiny and commenting will commence on receipt of payment. No comments and/or approvals will be made prior to the settlement of fees for the applicable stages.

8.4 Footway deposits

The Homeowner is required to pay a footway deposit to the EHOA before the Contractor will be allowed to access the site to prepare it to be handed over for construction work to commence. The footway deposit will be invoiced by the EHOA and a unique reference number will be issued.

The footway deposit will be held in trust, free of interest, and will be used in the event of non-performance which the EHOA may require to correct, such as removing site rubble or making good any damage caused by the Building Contractor or his subcontractors and suppliers, including kerbs, landscaping, community service, roads, irrigation etc., and for any outstanding spot fines.

This balance of the footway deposit shall be released after:

- The Local Authority has issued a certificate of completion and occupancy.
- The EHOA has issued a Completion Certificate.

8.5 Service connection fee and deposit.

The fees payable for the connection of services (water, electricity) are non-refundable. Confirmation of bank deposits must be received by the EHOA before a site will be handed over for commencement of construction.

A services deposit is required to use the services which will be paid back to the Homeowner when the property is sold.

8.6 A fee is required for an EHOA Completion Certificate for the stand based on an in-loco inspection of the completed project.

8.7 The Homeowner is required to obtain a professional land surveyor certificate to ensure that the boundaries and corner pegs are set out correctly on the site prior to the issue of a Site Handover Notice. The Homeowner might supply the certificate or may require the EHOA to supply such a certificate at the cost of the Homeowner.

8.8 The land surveyor must also prepare a diagram for the Architectural professional to indicate any trees on the stand with a stem diameter of 250 mm or more measured at 1 m high. This is a requirement before the design of the dwelling may start. The Building Contractor is required to pay a deposit to cover the costs of personnel access cards. The remaining balance will be refunded after completion of the contract.

9 AESTHETIC GUIDELINES

To establish an architectural character that enhances the appearance of houses in the Estate two distinct architectural styles have been defined to provide a guide for the design of all new houses in the Estate (part B).

Part A provides general aesthetic requirements applicable to any building in the Estate.

A. General requirements applicable to all buildings:

9.1 The design and working drawings submitted for scrutiny and approval must comply with all applicable statutory requirements and bylaws, which may include the following:

- The National Building regulations.
- The Mookgophong Land-Use Scheme, bylaws, and regulations.
- The conditions and restrictions of the title deed of the specific erf are to be developed.
- The cadastral boundaries and the coordinates of all corner pegs indicated on the registered LG diagram, as well as the angles of all boundaries in relation to true north.

9.2 The Architectural Professional must confirm the following information before inclusion on any drawings to be submitted:

- The cadastral information per SG diagram, including any servitudes.
- The Euphoria AG regarding the extent of building restriction areas, building setbacks, building lines, etc.
- The position of any existing structure(s) and access points to the erf.
- The position of existing trees within the buildable area of the erf – refer to Chapter 13: Landscaping, for details of requirements.
- The position of the service connections of the erf which can be obtained from the EHOA.
- The gradient and natural ground level of the erf to be developed.

9.3 Provision for storm water management: Euphoria Golf & Lifestyle Estate does not provide connections to underground storm water reticulation. Storm water discharge must be managed as surface flow.

- Storm water may not be concentrated at any point on an erf, nor be fed into underground pipes to terminate outside the erf boundaries.
- Adequate provision for weep holes must be made in boundary walls to allow the free flow of water across erf boundaries. Such weep holes may not be blocked on any side of the common boundary.
- The EHOA may request input from a qualified engineer to satisfy requirements for the protection of adjoining properties against the damaging result of storm water discharge. The cost of such input shall be for the account of the owner of the erf on which an issue relating to storm water is located.

9.4 Rainwater conservancy tanks are encouraged and must be incorporated into the structure, screened, or buried. Rainwater harvesting generally is encouraged, as is the use of grey water. Stormwater run-off is to be managed per 9.3 above.

9.5 Outbuildings and additions must match the original building design in style, elevation, and material usage.

9.6 Carports must be an integral part of the design of the dwelling. No shade net structures will be allowed.

9.7 Covered facilities for caravans, boats, or trailers, must be integrated in the design of the dwelling and must be within building lines.

9.8 Staff facilities and kitchen areas must open onto a screened yard with a minimum of 1,8m high walls. Washing lines must be placed in an enclosed yard and not be visible from the street, golf course or from adjoining properties.

9.9 Yard and screen walls should be similar to the basic materials and colours of the main building and match the design of the boundary wall (per Addendum F).

9.10 All external plumbing above 1m from natural ground level must be concealed and placed in ducts with removable access panels and be designed to allow room for maintenance and servicing of pipes. The EHOA may request a detailed diagram of concealed drainage ducts if the detail included in the drawings does not clearly indicate the above.

9.11 No prefabricated garden sheds of any material are allowed.

9.12 Solar water heating systems must be incorporated into the design building and be clearly shown and annotated on the approval drawings. Only active systems are allowed. Hot water storage tank be placed below the collector panel, in the roof space or elsewhere. Hot water cylinders can be positioned on the exterior of the building if concealed in a suitable manner. Detailed information of concealment is to be provided during Stage 1 submission.

9.13 The use of Photo-Voltaic (PV) panels and heat pumps is encouraged. However, every effort must be made to conceal these. Suitable battery storage space must be incorporated in the design should a PV system be provided. The requirements and regulations pertaining to the installation and storage of batteries must be complied with.

9.14 The position of satellite dishes and other items must be clearly shown on the approval drawings. The position-information must be confirmed by the preferred installer prior to inclusion on drawings to be submitted for approval by the EHOA.

9.15 **MECHANICAL EQUIIPMENT ON BUILDING FACADES:** Mechanical equipment and plant such as air-conditioners, heat pumps, water storage tanks, pool pumps, etc. must be adequately enclosed and screened from view. A/C pipework to be concealed in ducts or suitably sized PVC sleeves built into walls.

Any part of a wall mounted air conditioners may not be mounted higher than the top of the boundary wall , at maximum 2m from ground level, and must be screened from view when viewed form street level.

9.16 External lights (except under covered patio or gazebo roofs), wall mounted or otherwise, may not be more than 1m above natural ground level and be directed predominantly downwards. The intention is that all site lighting will be subdued and indirect.

9.17 No deviations from the approved drawings will be permitted unless drawings are re-submitted and approved by the EHOA. Approved amendments must be included on drawings to be re-submitted to the Mookgophong Municipality for approval timeously - no Completion Certificate will be issued by the EHOA prior to the receipt of a copy of the approved municipal Building Plans which include all amendments approved by the EHOA.

9.18 No existing trees may be removed without prior approval, and all existing trees must be shown on the site plan. (Refer to Landscaping)

9.19 The use of natural stone cladding similar to that used in the main entrance gate, guest lodges and Euphoria clubhouse is preferred and will create a common thread in the appearance of buildings on the Estate. At least one prominent exterior wall element finished in stone must be incorporated into the design of each house. As an alternative, approved simulated stone products can be used in a similar manner. The design drawings submitted at stage 1 must clearly indicate the use of stone and include a specification and colour sample of the material selected. The size of the element incorporating the local stone could vary from a single wall or plinth to the entire structure being constructed in stone.

9.20 Earthy colours from the natural palette are to be used on the exterior of all buildings.

9.21 Natural materials and vegetation are to be used to control and eliminate reflective surfaces causing undesirable visual effects.

9.22 Potential light pollution during evening hours must be prevented through the use of muted lighting throughout the development. A limitation is placed on exterior up-lighters and all high-level security lighting. Lighting levels must be muted but sufficient to provide a safe environment. No light fittings are allowed to beam away from any building.

B. SPECIFIC AESTHETIC GUIDELINES:

Architectural practitioners are encouraged to interpret any of the two building styles described along universal design principles. Refer to Addendum M of these Guidelines for specific aesthetic requirements for each style.

Euphoria Contemporary:

9.23 This building type aims to enhance modern estate living by combining contemporary design and the natural environment in which Euphoria is located, offering homeowners an opportunity to express their personal preferences. Euphoria Contemporary presents the designer with a palette for creating leading contemporary design by combining wood, steel, glass and stone with universal design principles to create comfortable and flexible living spaces. This style of architecture is relaxed, and characterised by combinations of geometric planes, curved elements, flat concrete- and mono-pitched roofs with large overhangs. Windows express openings in the building mass and are organised to express the vertical and horisontal aspects of the building mass. Concrete roof offer opportunities for planting indigenous grasses to replicate the surrounding (go to Addendum M)

Euphoria Savanna:

9.24 Barns, sheds, and farmhouses provide the reference for this building type found in rural areas throughout Southern Africa. Form is established by gabled double pitched roofs at angles between 30º - 45º, mostly on a single storey building mass. Double storey buildings are often disproportionately high. This can be controlled by providing accommodation partially in the roof space, typically by raising the wall plate to approximately 1,5m maximum above the level of the first floor. Roof overhangs are short, where protection against rain and sun is provided by verandas, often wrapped around two or more sides of the house. Effective floor layouts are attained by interconnecting rectangles with good proportions. Links between the rectangles connect the functions of the house and create differentiation between public and private spaces. Window- and door openings generally have a vertical aspect and are relatively smaller than in the contemporary style. Contrast is established between the solidity of the main structure and the lightness of the veranda (go to Addendum M)

10 TOWN PLANNING CONTROLS

10.1 Architectural professionals appointed to design new dwellings on Bushveld stands must familiarise themselves with the conditions for development as prescribed by the Modimolle-Mookgophong Land Use Scheme (2024 or as amended) with regards to consent use for a second dwelling on a stand.

10.2 A zoning Certificate must be obtained to verify the Use Zone of each particular erf. Zoning certificates can be obtained from Salaelo Makhura at makhuras@modimolle.gov.za

10.3 Where EHOA Architectural Guidelines differ from the Modimolle-Mookgophong Land Use Scheme regarding building lines, coverage, FAR and Height restrictions, the EHOA Architectural Guidelines override the Land Use Scheme. The Guidelines are Estate-specific and developed to control development on the estate.

10.3.1 If an encroachment of the conditions of the EHOA Guidelines is required, an application can be made in writing to the Architectural Review Committee who, after consideration of the merits will make recommendations to the Board for ratification.

10.4 Zoning, Coverage, FAR, and Minimum & Maximum Dwelling Size (Excluding Garage and Carport), and density (number of dwellings)

Stands	Zoning	Coverage			FAR	Min size	Density (number of dwellings)
		Single storey	Double storey	First storey limit[1]			
Orchard Village	Residential 1, and Residential 2 *(all portions of **erf 530** and **erf 631**)*	50%	30%	50%	0,48	65 m²	1
Golf course	Residential 1	45%	35%	60%	0,48	130 m²	1
Bushveld	Agricultural	20%	15%	40%	0,20	130 m²	1[2]

Notes:

[1] Percentage of ground storey.

[2] Density on Bushveld stands:

Bushveld stands may, in addition to the Main House, contain:

2.1. Outbuildings (garage, storerooms, etc.) are limited to 50m² and can contain a max. of TWO bedrooms for domestic staff accommodation and must clearly be intended to be an integral part of the main dwelling.

2.2. A Cottage, which will be subject to an application for a second dwelling to the main dwelling to be lodged with the Municipality in terms of clause 13.19 of the Modimolle-Mookgophong Land Use Scheme.

PLEASE NOTE that a second dwelling

2.2.1. Will be limited to 100 m² or 50% of the floor area of the Main House (*excluding the area of outbuildings or garages for use of the Main House*), whichever is the lesser area.

2.2.2. The 100m² maximum floor area excludes a garage and veranda (unenclosed)

2.3. A dwelling house with detached bedrooms must clearly be intended as one dwelling house. Detached bedrooms must be clearly intended for the use of a single family and cannot be fitted with a facility for the preparation of meals. It is recommended that designs proposals are checked with the Local Authority at an early stage to check alignment with the Land Use Scheme definition of dwelling house.

10.5 Maximum Height

Orchard Village Stands 2 storeys, subject to the envelope determined for the particular stand not exceeding 8,50m above the natural contours at any point.

Golf Course Stands 2 storeys, subject to the envelope determined for the particular stand not exceeding 9,50m above the natural contours at any point. Due to the fall, this translates to no more than 2 storeys on top of each other.

Bushveld Stands 2 Storeys with a loft, subject to the building envelope determined for the particular stand, not exceeding 12.5m above the natural contours at any point. However, where the building will project above the ridge/skyline only single-storey buildings plus a loft not exceeding 9.5m will be allowed.

A loft, for this purpose, means a storey in the roof of a building which can be used for the same purposes as the other storeys in the same building.

Chimneys are excluded from height restriction.

10.6 Building Lines

Stands	Building lines			
	Side space		Street	Rear
	Single storey	Double storey	All	All
Orchard Village	2 m	3 m	4 m	3 m
Golf course	2 m	3 m	5 m	3 m
Bushveld	10 m	10 m	15 m	10 m

Notes:

1. Corner Stands: Homeowners owning corner stands in the Orchard Village and the Golf Course Villages may elect to reduce the building line on one of the streets in accordance with building lines for side space in the table above.
2. Exceptions on building lines (Internal bushveld stands): Single storey – 8 m from the rear boundary and Double storey – 9,50 m from the rear boundary.

10.7 Parking

A minimum of one parking space per bedroom is to be provided. Parking spaces must be indicated on the site plan.

Roofed parking structures must be placed within the building line restriction of the erf.

10.8 General

Sensitivity must be displayed towards the private zones of neighbours, especially in the case of double storey homes. No balconies can overlook neighbours' living areas directly unless provision is made for screening.

11 BUILDING MATERIALS

11.1 Approved Textures

The EHOA has approved the following texture for all exterior features:

11.1.1 Smooth, textured, or rough cast plaster or bag wash and painted in earthy colours – to be selected per “Approved colours” (below).

11.1.2 Approved red stock or semi-face bricks, colours to approval, with flush joints. Colours of exterior wall finish and approved face & semi-face bricks will be on display at the Euphoria administration and sales offices sample building.

11.1.3 Coloured textured wall coatings such as plaster with oxide (Cemcrete, Earthcote, Africote etc.) may also be used within the approved colour range for plaster colour.

11.1.4 Natural stone cladding with a “dry-stack” appearance. Material can be selected in Slate, Sandstone, Quartzite, and Travertine. The stone used in the main entrance gate, lodges and clubhouse was sourced close to Euphoria but is no longer available from this supplier. Alternative and similar stone finishes are available from Mazista (sandstone – sage chunks), etc. Texture samples can be viewed at http://www.stonelibrary.co.za/product-category/naturalstone-cladding/, https://mazista.co.za, www.sandstonesupllies.co.za,

11.1.5 Simulated stone will be allowed on condition that style, colour, and product are comprehensively included in the stage 1 design submission, for approval by the EHOA. Some simulated stone products are not suitable due to inconsistencies in proportion, colour and texture.

Textures simulating naturally shaped stone, suitable to create a “dry-stack” appearance must be given preference to large, regular sandstone blocks. Examples of approved stone textures can be viewed at http://creativestone.co.za/cladding/. Similar simulated stone products can be sourced from different manufacturers or suppliers (e.g. https://smartstone.co.za)

- INCA cladding range (Creative Stone Company – or similar)
  - French cladding
  - Ledgestone
  - Ridgestone
  - Desertstone
  - Mountainstone
  - Canyonstone
  - Tundrastone

11.1.6 At least one full exterior element finished in stone is to be incorporated into the design of each house, preserving a common thread at Euphoria. The size of the element incorporating the local stone could vary from a single wall to the entire structure.

11.1.7 If natural stone is preferred clear sample photographs of natural rock or -stone cladding must be provided for approval by the ARC.

11.1.8 Off-shutter concrete.

11.2 Approved Colours

The EHOA recognises that the selection of the colour palette for each home is an expression of the personal taste of the owner. The general requirement of the Estate is the selection of muted and/or earthy colours. In assisting Homeowners with a colour palette most suitable for the exterior surfaces of their homes the links below provide access to the colour palettes of some popular manufacturers, as well as to the RAL colour matching system.

- https://www.cemcrete.co.za/cretecote-colour-chart.html
- https://www.dulux.co.za/en/colour-palettes
- https://plascon.com/colour-inspiration/Inspired-Colour-System
- https://www.ralcolor.com/

Both the Dulux and Plascon websites provide a link to email the selected colour swatch from your computer to any recipient. It is suggested that this method be used when discussing colour selection with the design team.

When submitting at Stage 1 to the EHOA control architect, the architect must include samples of the selected colour(s) on the drawings, clearly indicating which surfaces are to receive a specific colour (the name or code is insufficient). This will prevent any ambiguity and provide a record for comparison at the completion of the house, prior to the issuing of the Occupation Clearance Certificate.

11.3 Prohibited Building Materials

The following building materials are prohibited:

- Standard pre-cast concrete walls
- Razor wire, devils fork, security spikes or similar security features
- Externally-fitted burglar bars unless they specifically form part of the design—subject to approval by the ARC.
- Ornate pre-cast concrete building elements. Only modern simple pre-cast or plastered copings and sills will be allowed.
- Un-finished fibre-cement roofing materials.
- Thatch for roofing material in Orchard Village and Golf Course stands.
- Harvey Thatch tiles in Orchard Village and Golf Course stands.
- Face brick other than that prescribed by the EHOA.
- Paint techniques, decorative plaster.
- Unpainted or unsealed plaster surfaces – these are porous, provide a growth medium for mould and moss and stain easily.
- Shade netting.

12 DESIGN ELEMENTS

12.1 Roofs and Gutters

12.1.1 Orchard Village

Roof shapes can be double- or mono pitch. The minimum roof pitch for the main body of the roof must be in accordance with the recommendations of the supplier of the specific roof material.

Maximum roof pitch to be 45º.

Roof colours are to be dark brown, terra cotta, dark grey or dark green.

Roof materials are to be tiles, slate, and pre-coloured roof sheeting.

No thatch, Harvey Thatch tile, or fibreglass sheeting will be allowed.

Polycarbonate skylights will be allowed.

Exposed roof timbers are to be painted or treated with an appropriate timber preserver.

Roofs must have gutters and down pipes. No galvanised gutters or rainwater goods will be permitted. All exposed gutters and rainwater goods to Chromadek, Colourbond, or similar factory applied finish to match the roofs. The use of chains into catch pits is encouraged.

12.1.2 Golf Course Stands

Roof shapes should be mono, or double pitched. A minimum pitch of 5 degrees for the main body of the roof will be allowed on merit.

Roof colours are to be predominantly black, dark grey, or mottled grey.

Roof materials are to be tiles, slate, and pre-coloured roof sheeting.

No thatch, Harvey Thatch tile, or fibreglass sheeting will be allowed.

Polycarbonate skylights will be allowed.

Exposed roof timbers are to be painted or varnished.

Any exposed gutters and rainwater goods are to be factory painted to match the roofs. No galvanised gutters or rainwater goods will be permitted. The use of chains into catch pits is encouraged.

12.1.3 Bushveld Stands

Roof shapes should be pitched or mono pitch.

Roof colours are to be predominantly dark grey or mottled grey.

Roof materials are to be tiles, slate, pre-coloured roof sheeting or thatch. Harvey Thatch tile may be used.

Polycarbonate skylights will be allowed.

No fibre glass sheeting will be allowed.

Exposed roof timbers are to be painted or varnished.

Any exposed gutters and rainwater goods are to be factory painted to match the roofs. No galvanised gutters or rainwater goods will be permitted. The use of chains into catch pits is encouraged.

12.2 Exterior Walls

Vertical plumbing pipes, particularly from upper storeys, must be concealed either within the walls, ducts or behind an external screen.

Walls must be constructed of brick or approved composite wall systems and cladding materials.

12.3 Windows, Shutters and Doors

Use of timber, PVC or aluminium window systems preferred.

Aluminium or wooden louvre shutters, and/or vertical roller shutters (fitted internally or externally) are encouraged. Colours must be approved by the ARC.

Window and door schedules are to be included on the working drawings submitted to the ARC for approval (stage 2).

13 TREATMENT OF STAND BOUNDARIES

13.1 Orchard Village Stands

Street boundary	maximum 1,2m palisade, picket fence or clipped hedge (see landscaping guidelines).
Side boundary	maximum 1,8m solid brick wall with approved coping, finished to match the main residence on one side (see Addendum F).
Back boundary	minimal palisade or picket fence painted approved colours.

13.2 Golf Course Stands

Street boundary	maximum 1,2m palisade, picket fence or clipped hedge (see landscaping guidelines).
Side boundary	maximum 1,8m solid brick wall with approved coping, finished to match the main residence. (See Addendum F).
Back boundary	minimal palisade or picket fence, painted, or clipped hedges.

13.3 Bushveld Stands

No boundary or perimeter fencing or walling will be permitted.

Drying yards must be screened from neighbouring properties, minimum height to be 1.8m. Material to be described on drawings at stage 1 plan submission.

If garden areas need to be fenced a detailed proposal for the fence (material, construction, colour, height, etc.) must be included in the stage 1 design proposal, together with a motivation for the need to fence the specific area.

13.4 Electric Fences

Electric fences are permitted at EUPHORIA only by written approval of the EHOA. A fully detailed request illustrating the requirement for an electric fence must be made.

14 ENERGY EFFICIENCY

14.1 Liquefied Petroleum Gas (LPG)

The installation of Liquefied Petroleum Gas (LPG) must be adhered to:

- A plan of installation must be submitted to the local authority for approval.
- The installation must be done by a person who is qualified and registered with the LPG association, and a copy of the registration certificate of the person must be submitted with the plans.
- The test certificate for the installation must be issued to the Homeowner.
- Upon completion, an inspector from the fire safety division must conduct an inspection.

14.2 Solar Energy, Water Heating and PV Panels

The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube-type or flat panel-type) may be visible - no external geyser, header tanks or coiled pipes may be visible. The solar panels must be incorporated into the adjoining structure and may not - where visible be placed on an elevated structure.

All geysers fitted outside on flat roofs are to be enclosed in an aesthetically pleasing enclosure.

A Certificate of Conformance (CoC) must be provided to the EHOA the homeowner of a NEW HOUSE as well as for a retro-fitted PV installation on an existing house. The CoC must be issued by the registered and certified installer of any part of an electrical system.

14.3 Standby Generators

Generators must be installed in such a way that they do not create a nuisance to neighbours.

Generators that are permanently or semi-permanently installed (semi-permanent shall be a unit being in the same position for more than 30 days), must be visibly screened and indicated on plans to be approved by the EHOA.

15 SWIMMING POOL AND PONDS

All swimming pools must comply with SANS 10400 Part D (4.4). Annexure A of SANS 10400 Part D requires that the owner of a swimming pool shall ensure that access to such a pool is controlled.

15.1 homeowner is advised to study the requirements of SANS 10134:2018 (or later edition) pertaining to the risks and liabilities of owning a swimming pool, in particular clause 7.1 which sets our recommendations for the design and construction of enclosures and protective devices to prevent a child from being able to penetrate any opening of an enclosure, climb up its sides, crawl underneath, and which has no sharp edges or projections:

15.2 .Any pool and pond deeper than 300mm and not raised higher than 700mm above the final finished ground level must be protected by an enclosure as required by SANS 10400 Part D. to prevent animals or children from falling into the pool or pond.

15.3 NOTE: A removable pool cover does NOT replace the statutory enclosure.

15.4 The requirements for a fenced enclosure are per SANS 10400 Part D, 4.4.3:

- To be 1,2m high minimum, and
- Not allow a ball of 100mmØ to pass through any opening*.
- To include a self-closing and self-latching gate
- Both gate and fence must comply with the construction requirements of SANS 1390
- *Note: If a steel mesh (ClearVu, ClearView or BetaFence) is specified for the enclosure, the mesh size (aperture) selected must be such NOT to allow a child to climb the fence by providing a foothold. The standard size 76x12mm (anti climb, mesh type 358) is recommended.
- The architectural designer must indicate the selected size on the drawings submitted for approval.

15.5 The design of a swimming pool must include measures to prevent wildlife to enter the pool, alternatively to ensure that wildlife can exit a swimming pool in a natural manner (e.g. provision of ramped side, or walk-in/out) To prevent small animals from entering a swimming pool consider increasing pool safety by raising the edge of the pool to approximately 300mm above the surrounding paving or garden level and including a ± 300mm wide coping.

15.6 The position of pool pumps and filters must be indicated on the plans to be submitted for appraisal in Stage 1. Pump enclosures may not be constructed as an integral part of a boundary wall, as noise can be transmitted to adjoining properties trough vibration.

15.7 Pool water backwash must NOT be discharged into the estate sewer line. Backwash must be discharged onto the site in a suitable manner that will not negatively affect neighbouring properties, or the golf course servitude. Care must be taken to create a suitable discharge area which makes provision for the soaking away of water into the soil in such a manner that erosion of the soil is prevented, or alternatively to be channelled from the site onto the Estate roads to be accommodated with as storm water.

15.8 All owners of swimming pools are required to sign the Indemnity included in Addendum L (Application for EHOA Occupation Clearance) before an Occupation Notice is issued.

15.9 No swimming pool may be built after completion of the dwelling without obtaining approval of the EHOA, and without approved municipal building plans.

16 LANDSCAPING

The Euphoria Estate values the natural character of the landscape associated with the Estate. This valuable natural habitat lends the Estate its unique and serene character. The protection and enhancement of this natural character remains the aim of the Estate and therefore exercise the following control measures to the benefit of residents and the natural environment.

16.1 Landscape plans at 1:100 must be submitted for approval by the EHOA:

16.1.1 Survey and indicate all the natural features and existing trees (provide species names) with stem diameter greater than 250mm measured at 1m high before commencing with the design of the house. For Bushveld stands this will apply to all trees within 15 meters of the proposed development area.

16.1.2 Indicate existing trees to be removed with motivation and existing trees to remain. Alternative measures for the removal of trees should be investigated and considered such as transplanting. Where removal is unavoidable photographs of such trees, and a written motivation should accompany the plan submission. The permission to remove existing trees of significance will be allowed at the discretion of the EHOA upon approval of the ARC.

16.1.3 Indicate sidewalks directly associated with the stand, including proposed driveway and trees, to scale.

16.1.4 If there are no trees on the stand and no trees will be planted on the sideway, no landscape plan is required, but the Control Architect must be informed in writing.

16.2 Protection of natural habitats and trees

16.2.1 Species diversity, natural habitats and associated wildlife providing bushveld appeal remain one of the most valuable attributes of the Euphoria Estate. Existing vegetation should therefore be protected and maintained in its natural state as far as possible. Care should be taken to fence off vegetation to protect it against construction activities and material storage. No material storage, dumping, firewood collection, cooking or food preparation will be allowed in natural areas.

16.2.2 Position and placement of parking, garages and driveways should be considered in the concept phase of planning and removal of trees avoided as far possible. The EHOA retains the right to demand a rework of design concepts to achieve this goal.

16.3 Hard landscapes, paving and features in the landscape

16.3.1 All paving and hard surfaces should be of a natural appearance and hue and tie in with the natural character of the Estate. No cast concrete paving is allowed. Exposed aggregate paving will be considered only if it is able to attain the required natural character.

16.3.2 The use of rock, pebbles and gravel spread over the surface should be accompanied by the appropriate weed guard and should be contained with an appropriate edge strip, preventing the uncontrolled spread thereof.

16.3.3 Driveways are to be paved with approved paving blocks or cobbles, gravel, pebbles or broken bricks laid in tracks meandering between the trees in case of the Bushveld stands. No rectilinear (straight) driveways will be allowed on Bushveld stands, with a maximum paved area of 9x6 meters in front of garages.

16.3.4 A minimum of two 100mm diameter sleeves are to be laid on the pavement under driveways to accommodate future and current cabling and to prevent hacking of driveways.

16.3.5 Any pool and pond deeper than 300mm and not raised higher than 700mm above the final finished ground level must be protected by a balustrade or netting to prevent animals or children from falling into the pool or pond. These elements should comply with building regulations in all regards.

16.4 Introduced vegetation

16.4.1 General

The Estate promotes sustainable, low maintenance and waterwise gardens with a natural appeal. In order to enhance the microclimatic conditions around residences and in streets, the planting of shade trees is advised and promoted.

Only indigenous species may be introduced to the Euphoria Estate and must be in keeping with the natural character of the surroundings. Preference should be given to plants that support birds, insects and other animal life. For this purpose, refer to the prescribed plant species list provided.

No palms (including indigenous) will be allowed.

16.4.2 Sidewalks

As far as possible the undisturbed veld will be maintained. All existing indigenous trees on sidewalks should be protected and remain undisturbed. The only further landscaping permitted will be the planting of indigenous trees where needed and to repair of damage caused by the installation of services. With the exception of Bushveld stands, Homeowners are encouraged to introduce indigenous trees to sidewalks (especially in the Orchard area), in order to enhance and establish a leafy and shaded character to streets.

Trees and coverage introduced on sidewalks should tie in with the landscape language of the Estate, should be indicated on landscape plans and is to be approved by the ARC with assistance from the LCA.

16.4.3 Orchard Village and Golf Course stands

Introduced natural landscaping on stands should enhance the natural appearance of the Estate. Reinstatement of the veld is encouraged where feasible.

Garden areas should tie in with adjacent natural veld and complement its appearance rather than opposing it. Indigenous veld grass and other grassy species in peripheral plant beds are advised to create a natural transition between nature and manicured gardens.

16.4.4 Bushveld stands

Introduced indigenous landscaping should enhance the natural mountain landscape and vegetation. Owners are encouraged to retain natural vegetation as far as possible and introduced landscaping should be limited to the

minimum. Reinstatement of the natural veld is preferred in opposition to imposed manicured landscaping. Vegetation on the Bushveld stands is to be left undisturbed except for an area no larger than 9m x 6m in front of the garages. Building activities should be limited to this 9m x 6m area as well as the 5 meters immediately bordering the building footprint.

No landscaping or trees may be introduced throughout the entire stand unless for rehabilitation, erosion control or landscape management purposes and requires special approval by the Estate landscape architect.

Landscape intervention (including new trees) should be confined to the immediate surroundings of residences and must tie in with the naturally occurring species.

Only tree species from the list specified for Bushveld stands may be introduced. Alternative species should be motivated and submitted for approval by the Estate landscape architect and will only be considered if in line with stipulations and deemed appropriate.

No Kikuyu will be allowed on Bushveld stands. Short grassveld grass species should be used as far as possible and manicured clipped lawns consisting of indigenous Cynodont species will only be allowed in confined and controlled courtyard spaces.

16.5 Approved plant species

It is recommended that only indigenous plants including trees, shrubs and ground covers be used by Homeowners. Due to the scarcity of water as a natural resource, all plant selections should be supportive of a waterwise approach to landscaping. Owners will be allowed to, apart from the prescribed list, make use of species as listed per the “Bushveld Region” section of the publication “Waterwise Gardening” by Ernst van Jaarsveld. On the Bushveld stand only trees as indicated on the list may be planted apart from species that occur naturally in the vicinity of the stand. Non-invasive exotics and other collections may only be planted in containers, courtyards and indoor gardens and should not be visible from the street or natural areas in any way.

16.5.1 Recommended trees (* trees recommended for Bushveld Stands)

It is recommended that only indigenous plants including trees, shrubs and ground covers be used by property owners.

Specie	English name	Afrikaans name
Acacia caffra	Cat thorn	Katdoring
Acacia galpinii	Apies thorn	Apiesdoring
Acacia karoo	Mimosa	Soetdoring
Acacia sieberlana	Flat crown thorn	Platkroondoring
Acacia xanthoploea	Fever tree	Koorsboom
Albizzia adianthifolia	Flat crown	Platkroon
Bolusanthus speciosus*	Tree wisteria	Van Wykshout
Buddleia salvifolia*	Sage wood	Saliehout
Specie	English name	Afrikaans name
Burkea Africana	Wild seringa	Rooisering
Calodendrum capense	Cape chestnut	Kastanjehout
Cassia abbreviate	Long-tail cassia	Peulbos
Celtis Africana	White stinkwood	Witstinkhout
Combretum erythrophyllum	Bush-willow	Vaderlandswilg
Dais cotinifolia	Pompom tree	Kannabas
Faurea saligna*	African beech	Boekenhout
Ficus capensis	Wild fig	Wildevy
Gardenia spatulifolia	Transvaal gardenia	Katjiepiering
Greyia sutherlandii	Bottlebrush	Baakhout
Heteropyxus natalensis*	Lavender tree	Laventelboom
Kiggelaria Africana	Wild peach	Wildeperske
Kirkia acumminata*	White seringa	Witsering

Specie	English name	Afrikaans name
Ochna pulcra*	Ochna	Lekkerbreek
Olea Africana*	Wild olive	Olienhout
Pelthophorum africanum*	African wattle	Huilboom
Pterocarpus rotundifolius*	Round-leaved bloodwood	Dopperkiaat
Searsia lancea*	Bastard willow	Karee
Searsia leptodyctea*	Mountain karee	Bergkaree
Schotia brachypetala	Tree fuchsia	Huilboerboonboom
Sclerocarya caffra	Marula	Maroela
Tarchonanthus camphorates	Camphor wood	Vaalbos
Trichilia roka	Natal mahogany	Rooiessenhout
Ziziphus mucronata*	Buffalo thorn	Blinkblaar w-'n-b

16.5.2 Recommended shrubs

Specie	English name	Afrikaans name
Barleria obtusa	Barleria	Barleria
Bauhinla galpinii	Pride of de Kaap	Beesklouklimop
Bulbine spp.	Cat's tail	Katstert
Burchellia bubaline	Wild pomegranate	Wildegranaat
Combretum transvaalense	Russet bush willow	Kierieklapper
Crotalaria agatiflora	Bird flower	Voelblom
Dietes species	Peacock flower	Wilde-iris
Dissotis canescens	Wild lasiandra	Kalwerbossie
Erythrina acanthocarpa	Tamboekie thorn	Tamboekiedoring
Grewia occidentalis	Button wood	Kruisbessie
Hypericum revolutum	Forest primrose	Kerriebos
Jasminum multipartitum	Jasmin	Jasmyn
Mackaya bella	Mackaya	Makya
Melianthus insignis	Honey flower	Kruidjie-roer-my-nie
Ochna atropurpurea	Carnival bush	Rooihout
Oncoba spinosa	African dog rose	Afrikaklapper
Phygelia Capensis	River bells	Klokkies
Plumbago auriculata	Plumbago	Syselbos
Podranea ricasoliana	Port st Johns climber	Port st Johns ranker
Polygala myrtifolia	Broom	Septemberbossie
Rothmannia capensis	Scented cups	Bergkatjiepiering
Senecio tamoides	Canary creeper	Geelklimop
Tecomaria capensis	Cape honeysuckle	Kanferfoelie
Thunbergia alata	Black-eyed susan	Thunbergia
Tulbachia violacea		

17 ROLE AND RESPONSIBILITIES OF BUILDING CONTRACTORS

17.1 Homeowners and the accredited Building Contractor shall enter into a professional service agreement, such as the JBCC Contract or equivalent, which is a comprehensive standard contract and contains the necessary clauses required to offer protection to Homeowners.

Insurance

The Building Contractor shall furnish insurance as stipulated in the relevant Building Agreement signed between the owner and Building Contractor.

17.2 The Building Contractors and all appointees shall abide by the EHOA's Guidelines and Rules.

17.3 All persons entering Euphoria to work on the project shall register with the EHOA and are bound by the terms of the EHOA's security policy and procedures. ID cards will be issued and are always to be worn by each person.

17.4 The Building Contractor is required to prepare the site for a Site Handover meeting. The following needs to be in place prior to the meeting and a site inspection. No other activities are allowed until the EHOA has issued a Site Handover Notice.

17.4.1 Erect a fence around the site on or within the border of the site except on the street border where the fence may be placed within 1 meter from the street at the Orchard and Golf stands to allow addition storage of building material.

The fence shall be of cloth screen, at least 40% factor, coloured brown, green or black. The fence shall be 1.8 meters high, with a secured entrance gate covered by the same cloth to conceal building work and temporary structures. The cloth will be adequately supported by posts and poles at least 2,2m centres, attached to each post and pole thereto in at least three positions to ensure that the fence will not sag or come adrift.

Construction material shall be placed neatly at the building site within the fence. Stockpiles shall not exceed 2m in height. The Building Contractor is responsible for storing all materials as stipulated in the occupational health and safety act.

17.4.2 Install a standard water tap within the site boundary, connected to the water supply.

17.4.3 Connect temporary ablution facilities, in a suitable enclosure, to the Estate sewer at the designated connection point, always connected to the water supply and supplied with toilet paper. No person may urinate in any location other than the provided facilities. One toilet needs to be provided for every 20 workers and employees. Separate toilets shall be provided for males and females.

17.4.4 Erect a temporary sturdy site office and or storage shed. The building will be a weatherproof structure. The structures will be kept in good condition throughout the project and will be replaced by the Building Contractor on instruction of EHOA.

17.4.5 Place a notice board complying with Addendum H in place.

17.4.6 Mark a footprint of the proposed building on the site within the building lines.

17.4.7 Building Contractor's deposit was paid.

17.4.8 Provide the contact information of the owner/ company's representative of the Building Contractor and the site foreman.

17.5 No construction activities whatsoever shall take place on Sundays or public holidays. No work shall be done after 14:00 on Saturdays.

17.6 No construction work will be allowed to take place during the annual builders' holiday over the Christmas recess.

17.7 The Business Day will commence at 06:30 and close at 18:00 and from 06:30 to 14:00 on Saturdays, excluding public holidays.

17.8 Deliveries are allowed on Business days.

17.9 No excessive noise or playing of radios or loud music will be permitted.

17.10 All sites shall be kept neat and tidy during construction; all rubbish and building refuse shall be cleaned up immediately and removed from the site to the Mookgophong Municipal dumping site.

17.11 Adjoining stands of any nature are not to be used for storing building materials or dumping rubble.

18 BUILDING RULES

18.1 General

The speed limit is 40 km/h and speeding and reckless driving will not be tolerated. Due care must also be taken by all vehicles not to block the thoroughfare of roads.

No pets, birds, or domestic animals of the Building Contractors will be permitted onto the Estate.

Noise and dust reduction are essential, and Building Contractors shall endeavour whenever possible to limit unnecessary noise, especially employee loud talking, shouting or whistling, radios, sirens or hooters, motor revving etc.

Building Contractors are expected to conduct their operation in a reasonable and co-operative manner. Should the EHOA have any concern with the conduct of the Building Contractor, his sub-contractor or his suppliers and any of their employees, the EHOA shall advise the Homeowner or the Homeowner's Agent that the conduct must be rectified. If the undesirable conduct is not rectified forthwith, the EHOA has the right to suspend building activity either indefinitely or until such undesirable conduct is rectified.

18.2 Site Handover

To commence construction on a stand on the Estate the Homeowner must be in possession of a Site Handover Certificate issued by the EHOA. The Homeowner must apply for Site Handover by completing the requirements listed below.

The process has 2 steps. First, all the paperwork must be submitted to the EHOA, and the required payments must be made. On completion of this step, the EHOA will issue a Site Access notice and inform Security that contractors may be allowed on site. The Homeowner must complete Addendum J.1 to apply for Site Access.

Second, preparations must be made on site. All the items listed in Addendum J.2 must be completed. The activities which are allowed prior to the stand being handed over are limited to those items on the list. The Homeowner must complete Addendum J.2 to apply for Site Handover. On receipt of the application, the EHOA will advise the Homeowner of the date of a Handover meeting at which the provided information will be verified, and the site inspected. The minimum of the Homeowner or the Homeowner's Agent and a representative of the Building Contractor are required to attend the meeting. After all requirements have been met the EHOA will issue a Site Handover Notice (Addendum K) whereafter construction may commence.

No building materials shall be delivered to a site before the Site Handover Notice has been issued. No construction activities are permitted in the period between Site Access and Site Handover.

18.2.1 Relevant contracts

The Homeowner is required to submit copies to the EHOA of the agreement for the design of the buildings by and between the Homeowner and the Architectural Professional, for the agreement for the construction of the buildings by and between the Homeowner and the Building Contractor and, of the agreement for the administrator of the project by and between the Homeowner and the Homeowner's Agent if this latter is applicable.

18.2.2 Approved plans

The Homeowner will submit copies of the EHOA approved Building Plans and the Landscaping Plan and the Mookgophong Municipality approved Building Plans.

18.2.3 **Surveyor's certificate**.

The Homeowner will ensure that the EHOA has a copy of the surveyor's certificate indicating cadastral boundaries, and the coordinates of all corner pegs, and the position of all trees on the stand with a stem diameter of more than 250 mm (limited to trees within 15 m of the building area for Bushveld stands).

18.2.4 Respective payments

The Homeowner will be required to present the payment of proof of the services for connection and deposits, the Footway deposit, the Building Contractor's deposit and the surveyor certificate if the latter is applicable.

18.3 Rubble and refuse control.

The Building Contractor is responsible for maintaining a clean and neat building site. The Building Contractor shall place all rubble and refuse in containers such as bins or skips. Rubble and refuse shall be removed by the Building Contractor at regular intervals.

No refuse may be burnt on the building site. The EHOA may instruct the Building Contractor to clean up or clear rubble and refuse on or in the proximity of the building site.

18.4 Vegetation

The Building Contractor shall exercise due care and diligence in protecting the natural environment during the construction process. Removal of vegetation shall be done in a controlled manner. Removed vegetation will be removed in the same fashion as rubble or refuse.

The burning of vegetation or refuse is strictly prohibited. The Building Contractor will ensure that adequate precaution is taken to prevent the starting of veld fires. The Building Contractor will ensure that firefighting equipment is available to protect the building work and environment from veld fires.

Landscaping on sidewalks must be undertaken within the Landscape Plan. As far as possible the undisturbed veld will be maintained. The only further landscaping permitted will be the planting of indigenous trees where needed and to repair of damage caused by the installation of services.

The Building Contractor will monitor damage to surrounding vegetation and will report such events to EHOA without delay.

18.5 Erosion controls

The Building Contractor will be responsible for putting in place adequate erosion control measures and will ensure that concentrated storm water is disposed of in a responsible manner.

18.6 Security

All Building Contractors and other service providers shall comply strictly with the security arrangements stipulated by the EHOA. The Building Contractor is responsible to inform his subcontractors, suppliers, and visitors of the security arrangements on the Estate.

Building Contractors are to use the construction entrance gate for access to and from the Estate. The Building Contractor shall keep a detailed labour register of workers and employees. The labour register shall include information such as name, surname, photograph, physical address, ID number, contact number and contact number of next of kin. The Building Contractor shall ensure that his workers and employees are registered with the EHOA on facial biometrics. The Building Contractor shall ensure that his workers and employees can be identified by presenting name tags. Until security and access registration are complete the Building Contractor shall ensure that he complies with the official interim arrangements.

Recruiting casual labour from the entrance gate or main access road bordering the Estate is strictly forbidden.

The Building Contractor may under no circumstances pay wages or hand out cash on the Estate.

The Building Contractor shall report all incidents relating to break-ins, theft, verbal or physical assault or any other show of aggression to the Estate security.

Any person found in possession of stolen property will be detained at the Estate security and stripped of his access card until further action is decided upon.

18.7 Supervision

The Building Contractor will appoint a building site foreman to control the building site. The site foreman shall be available on site immediately during working hours and may not control more than three sites at any given time. The site foreman will be deemed to Building Contractor's representative in the absence of the Building Contractor.

18.8 Footway Deposits

A Footway deposit paid to the EHOA will be held in trust. This deposit will be used in the event of non-performance, to remove rubble and refuse and make good damage caused by the Building Contractor, his subcontractors and suppliers including kerbing, landscaping, infrastructure, irrigation, etc.

This Footway deposit shall be released after completion of the contract. The un-used balance of the deposit shall be refunded within 14 days of all the above documents being correctly completed and submitted.

18.9 Code of conduct

All Building Contractors, subcontractors, suppliers, workers, employees, and service providers entering the Estate shall behave in a workmanlike and professional manner at all times. Their behaviour will not disturb activities on the Estate. The behaviour shall not disturb any resident or employee of the Estate. EHOA may cancel or refuse access to any person who contravenes this clause.

No worker or other employee of the Building Contractor may leave the building site at which they are employed except in the exercising their duties and then only by vehicle. Movement of workers, suppliers, subcontractors, and other employees of the Building Contractor between building sites is restricted to vehicles.

The Building Contractor is responsible for the conduct of his workers, employees, subcontractors, and suppliers.

18.10 Road safety

All persons entering the Estate will ensure that they comply with the Estate and general road safety rules. The Building Contractor shall be responsible for damage to any part of the Estate infrastructure caused by direct or implied actions of his workers, employees, or service providers. Vehicles transporting material shall strictly adhere to the speed limit of 40 kph. No construction vehicle carrying more than 5m³ of concrete may enter the Estate. No heavy vehicles or articulated trucks may enter the township without notification and prior EHOA approval.

18.11 Neighbouring properties

Building operations may not encroach on neighbouring sites except with written approval of the registered Homeowner.

18.12 Parking

Construction vehicles may only be parked on the building site or on verges near the building site. Any damage to roads such as spillage of oil or diesel should be reported immediately to EHOA. This damage shall be rectified at the Building Contractors' expense.

18.13 Construction Period

Construction shall commence within 14 days after the Site Handover date. Construction will be complete within 12 months from the site handover date.

If required, an extension to 18 months can be requested. Reasons for the extension of the construction period must be provided to the EHOA.

A penalty will be levied on the Homeowner for late completion.

If the Contractor's NHBRC registration expires during the construction period, the Contractor must renew the registration within 30 days of the expiry date. Thereafter the Contractor will not be allowed to continue with construction until the certificate has been renewed.

18.14 Rock Blasting

If any rock blasting with explosives is required within the Estate, the following procedures must be followed:

- Rock blasting will occur under Act 26 of 1956 pertaining to explosives regulations. A copy of this act will be available at the EHOA office.
- No blasting shall occur without prior written permission of the EHOA.
- All surrounding neighbours will be informed prior to the blasting date.
- Danger tape will be used to close off the blasting area.
- All necessary steps will be taken by the Building Contractor and blasting expert to ensure safety on the Estate under Act 26 of 1956 pertaining to explosives regulations.
- The Homeowner will indemnify the EHOA against any claims of whatsoever nature arising from blasting operations.

18.15 Completion

Completion of the works will be done according to the JBCC Contract or equivalent. The Homeowner/Homeowner's Agent shall ensure that the following is in place before the final completion inspection.

- All verges, roadways, pavements, and drainage channels, infrastructure and vegetation are left in its original condition.
- General landscaping is done to the satisfaction of EHOA.
- Free drainage is assured, and the building site is free of standing water.
- The building site is clean of all refuse and rubble.
- All temporary structures, fencing and notice board are removed and disposed of.

18.16 On final certification, the following drawings and information must be on record at the EHOA before the Completion Certificate can be issued:

- One paper copy of the final construction plans representing the status of the building 'as constructed'.
- An electronic file (PDF - scan) of the approved municipal drawings, including approved plans of ALL amendments.

18.17 An EHOA Completion Certificate for the relevant property will only be issued upon final inspection and approval by the EHOA after an in-loco inspection of the completed project. (See Addendum L.) The EHOA Completion Certificate certifies compliance with the Euphoria Guidelines and payment of all outstanding levies, fines, etc. (if applicable) This is not a substitute for the Occupation Certificate issued by the Mookgophong Municipality.

18.18 Project Close Out

The Homeowner/Homeowner's Agent shall manage the project according to the JBCC Contract and shall inform EHOA before completion certificates are required. A project will not be deemed complete until the certification, record drawings (hard and soft copy), compliance and completion certificates from other parties are approved by the EHOA and the Euphoria Occupation Certificate is issued by the EHOA.

On the completion of the works, the EHOA shall issue a Completion Certificate to the Homeowner, provided that all certifications (NHBRC, COC, Engineers certificates etc.) and the municipal occupation certificate are in place, footways cleared etc. Occupation of the dwelling may not take place until this EHOA certificate is issued.

19 EHOA INSPECTION

The EHOA may carry out site inspections to control adherence to the Guidelines and building rules at any stage during construction. The EHOA may request any reasonable alterations and/or additions to ensure that the building work conforms to the approved plans and that the general design guidelines as intended for the development are implemented. The EHOA is not required to give notice of such inspections.

Should the EHOA require the Homeowner's Agent to attend an inspection the EHOA shall give a minimum of 48 hours' written notice of such inspection.

The Homeowner/Homeowner's Agent is responsible for notifying the EHOA as to when the stages of completion as set out below have been resolved to arrange for the ARC to inspect the works. At least seven days' notice is required for this arrangement.

- Surface bed level
- Completion of the roof structure
- Practical completion

20 DECLARATION and ACKNOWLEDGEMENT

By signing this document in the space provided below the signer declares that the content of this document has been read and fully understood.

The signer undertakes to comply with all requirements and amendments thereto.

Should any one fail to comply with the terms and conditions of this document the signer will be in breach, and if he fails to remedy such breach within seven days from the date of delivery of a notice by the EHOA to this effect, the EHOA will have the right, inter alia:

- To prohibit any further building works on the premises and/or to rectify any transgressions, the costs whereof will be borne by the Homeowner.
- Without derogating from any other remedies available to the EHOA in Law, institute a claim for damages suffered as a result of such breach.
- To impose a fine and other penalties as resolved by the EHOA from time to time.
- To perform the work and/or services which are required to be done and provided, or to rectify the breach, at the expense of the Homeowner and shall be entitled to recover all expenses in connection thereof from the Homeowner, together with interest from the date of expenditure to date of payment.

These options will not limit any other remedies that the EHOA may have in law. Additional controls may be instituted by the EHOA from time to time in the form of a written notification.

_____ _____.

Name Signature

_____ _____.

Designation (Homeowner/ Architectural Professional/ Building Contractor/Homeowner's Agent/ Other) Date

_____ _____.

Witness' name Witness Signature

_____.

Stand number

Tel (Work) _____. Tel (Home) _____ Cell _____.

Fax. No _____ E-Mail _____.

APPLICATION FOR APPROVAL AS ARCHITECTURAL PROFESSIONAL

Requirements and conditions for approval as an Architectural Professional

1. The application for approval below must be completed and signed.

2. The following documents must be provided:

   2.1. A copy of the current SACAP registration certificate
   2.2. Proof of Professional Indemnity (PI) Insurance cover
   2.3. Copy of certificate of competency to perform SANS 10400-XA submission to the local authority.
   2.4. A copy of the professional service agreement (PSA) entered into between and by the Architectural Professional and the Homeowner in terms of the provisions of the SACAP Code of Professional Conduct Rule 4 (Architectural Professions Act, 44 of 2000). The fee particulars are to be blanked out.
   2.5. Initialled and signed copy of the Guidelines.
   2.6. Portfolio of work: The architectural professional shall submit a portfolio of completed work, which consists of illustrated representations of three recently completed residences of similar scope (generally not less than 200m² in area), to include:

- layout plans,
- coloured elevations and perspective views,
- site-plan and locality (SA region/province),
- photos of the completed projects,
- a set of working drawings containing technical content on the construction of the building.

All document records will be kept confidential.

Email the completed application form and all documents to the EHOA Architectural Review Committee at arc@euphoriahoa.co.za (Control Architect) with a copy to deidre@euphoriahoa.co.za and info@euphoriahoa.co.za

APPLICATION FOR APPROVAL AS ARCHITECTURAL PROFESSIONAL

CONTACT DETAILS OF APPLICANT

SURNAME		**NAME**	
PROFESSIONAL PRACTICE NAME			
SACAP REGISTRATION CATEGORY		**REG. NO.**	
SACAP REGISTRATION EXPIRY DATE			

CONTACT NUMBERS	**MOBILE**		**LANDLINE**	
EMAIL ADDRESS				
ADDRESS	**POSTAL**		**PHYSICAL**	

EUPHORIA ERF NUMBER where construction will take place: _____

1. DOCUMENTATION REQUIRED FOR APPROVAL	**CHECK**
Copy of the current SACAP registration certificate	
Proof of Professional Indemnity (PI) Insurance cover	
Certificate of Competency (SANS 10400-XA)	
Copy of Professional Service Agreement between the Homeowner and the Architectural Professional.	
Copy of the Guidelines which have been initialled and signed by the applicant Architectural Professional	
Project portfolio complete	

2. ACKNOWLEDGEMENT

By placing my signature, I, _____ hereby acknowledge and accept the conditions required for approval as an Architectural Professional by the EHOA, and agree to conform thereto:

No.	**Conditions**	**Initial**
1	I have studied the Guidelines and understand and accept the meaning and intent thereof and furthermore agree to strictly adhere to the conditions laid down therein. I understand that the Homeowner is also bound by these Guidelines.	
2	I hereby undertake to contribute to the growth of the collective value of property in the Euphoria Golf & Lifestyle Estate by consistently delivering excellent architectural services to my client as an individual Homeowner.	
3	I shall remain in good standing with the SACAP and at all times uphold the SACAP Code of Professional Conduct.	
4	I accept that should any deviation from approved Building Plans be required, such deviation will be indicated on a revised Building Plan and be submitted to the EHOA to consider approving the revised Building Plan.	
5	I will adhere to the intent of the Architectural Guidelines and will at all times inform my client of the rules pertaining to the design and construction of individual dwellings, and the correct understanding and intent thereof.	
6	I am aware of the project submission- and approval process.	
7	I accept that applications for approval at the EHOA are subject to scrutiny, appraisal and commenting by the Architectural Review Committee, and accept that comments are in terms of the Euphoria Architectural Guidelines and are not intended as a criticism of architectural merit.	

ARCHITECTURAL PROFESSIONAL		
	SIGNATURE	DATE

DOC REF: B003

September 2025

APPLICATION FOR APPROVAL AS A BUILDING CONTRACTOR

Requirements and conditions for acceptance as approved Building Contractor

1. The application for approval below must be completed and signed.
2. The following documents must be provided:
    - A copy of the registration certificate of the legal entity such as the Company, or Close Corporation at the CIPC
    - NHBRC registration certificate
    - A construction program for the specific stand.
    - Initialed and signed copy of the Guidelines.
    - A copy of the building contract entered between and by the Building Contractor and the Homeowner based on the JBCC Small and Simple Works Contract. The consideration particulars may be blanked out.
    - Proof of compulsory contracting insurances
    - Proof of a record of successful completion of residential structures of at least of similar nature to those envisaged in the Euphoria with the requested documents including
        - Company profile, outlining company structure, staff contingent, capacity, and type of work completed in the last 12 months.
        - Illustrations of recently completed residential projects of similar scale and scope.
        - Building plans of completed projects
        - Photographs of the completed projects,

All information will be kept confidential.

Email the completed application form and all documents to the EHOA Architectural Review Committee at tcm@euphoriahoa.co.za, deidre@euphoriahoa.co.za, with a copy to arc@euphoriahoa.co.za (Control Architect) and info@euphoriahoa.co.za

APPLICATION FOR APPROVAL AS BUILDING CONTRACTOR

CONTACT DETAILS OF APPLICANT

SURNAME			**NAME**	
COMPANY NAME				
CIPC Registration No.				
NHBRC Registration No.				
CONTACT NUMBERS	**MOBILE**		**LANDLINE**	
EMAIL ADDRESS				
ADDRESS	**POSTAL**		**PHYSICAL**	

EUPHORIA ERF NUMBER where construction will take place: _____

1. DOCUMENTATION REQUIRED FOR APPROVAL	**CHECK**
Copy of company/CC registration document (CIPC)	
Building Contractor's NHBRC registration certificate	
Construction program for the specific stand.	
Copy of the Guidelines which have been initialled and signed by the applicant Building Contractor	
A copy of the building contract	
Copy of contracting insurances	
Proof of a record of successful recently completed projects of similar scope	

2. ACKNOWLEDGEMENT

By placing my signature, I, _____ hereby acknowledge and accept the conditions required for approval as a Building Contractor by the EHOA, and agree to conform thereto:

No.	Conditions	Initial
1	I have studied the Guidelines and understand and accept the meaning and intent thereof and furthermore agree to strictly adhere to the conditions laid down therein. I understand that the Homeowner is also bound by these Guidelines.	
2	I hereby undertake to contribute to the growth of the collective value of property in the Euphoria Golf & Lifestyle Estate by consistently delivering excellent contractual services to my client as an individual Homeowner.	
4	I shall ensure that all personnel or sub-contractors abide by all security requirements applicable to access.	
5	I shall ensure that all construction complies with the approved Building Plans.	
4	I accept that should any deviation from approved Building Plans be required, such deviation will be indicated on a revised Building Plan and be submitted to the EHOA to consider approving the revised Building Plan.	
5	I will adhere to the Guidelines and will at all times inform my client of the rules pertaining to the design and construction of individual dwellings, and the correct understanding and intent thereof.	
6	I am aware of the project submission- and approval process.	
7	I accept that construction by the EHOA is subject to scrutiny, appraisal and progress and accept that comments and correction of progress to ensure alignment of the Guidelines is appropriate.	

FOR BUILDING CONTRACTOR		
	SIGNATURE	DATE

CONSTRUCTION PROGRESS REPORT
BY THE HOMEOWNER OR HOMEOWNER'S AGENT

PROJECT INFORMATION

STAND NUMBER	
HOMEOWNER NAME	
HOMEOWNER'S AGENT	
MOBILE NUMBER	
EMAIL ADDRESS	
ARCHITECTURAL PROFESSIONAL	
CONTRACTOR NAME	

PURPOSE OF REPORTING:

To provide the EHOA with general information on the progress of the project and problems encountered during construction. Please complete the project information above and forward this document to the EHOA with an attached report on any problems encountered at each stage of construction.

Do not send separate pages – please forward the entire document after completing each site inspection at the stages indicated below. The report must be signed and sent, even if there were no problems to report on.

REPORT 1:

CONSTRUCTION STAGE: after site establishment, excavation, concrete strip footings, foundation walls, soil filling in foundations, electrical reticulation (under the surface bed), and concrete surface bed.

Please report if there were any problems with the following:

- Issues with handover requirements and site establishment.
- If progress is not according to the submitted construction programme.
- Any issues with soil conditions, foundations, filling, surface bed.
- Any issues with electrical- and/or plumbing reticulation under floors.
- Any issues with inspection of building work by municipal and/or NHBRC inspectors.
- Any issues with Estate access for workers and/or sub-contractors.
- Any issues pertaining to the Architectural Guidelines and/or Building lines.
- Provide feedback on any comments received from the EHOA ARC.
- Provide copies of relevant certificates (soil poison etc.)

DATE OF INSPECTION MEETING 1_____ Signed: Agent_____

REPORT 2:

CONSTRUCTION STAGE: superstructure from surface bed to wall plate level, concrete roofs or first floor level.

Please report if there were any problems with the following:

- If progress is not according to the submitted construction programme.
- If any deviations from the approved plans have occurred. Please provide details.
- Any issues with the quality of building materials delivered to the site.
- Any issues with inspections by municipal and/or NHBRC inspectors.
- Any issues with Estate access for workers and/or sub-contractors.
- Any issues pertaining to the Architectural Guidelines and/or Building rules.

DATE OF INSPECTION MEETING 2_____ Signed: Agent_____

REPORT 3:

CONSTRUCTION STAGE: roof construction completed (single storey) or first floor superstructure, internal service reticulation (electrical- and plumbing work), plasterwork

Please report if there were any problems with the following:

- If progress is not according to the submitted construction programme.
- If any deviations from the approved plans have occurred. Please provide details.
- Any issues with the quality of building materials delivered to the site.
- Any issues with inspections by municipal and/or NHBRC inspectors.
- Any issues with Estate access for workers and/or sub-contractors.
- Any issues pertaining to the Architectural Guidelines and/or Building rules.

DATE OF INSPECTION MEETING 3_____ Signed: Agent_____

REPORT 4:

CONSTRUCTION STAGE: Building envelope completed and enclosed, windows and doors installed.

Please report if there were any problems with the following:

- If progress is not according to the submitted construction programme.
- If any deviations from the approved plans have occurred. Please provide details.
- Any issues with the quality of building materials delivered to the site.
- Any issues with inspections by municipal and/or NHBRC inspectors.
- Any issues with Estate access for workers and/or sub-contractors.
- Any issues pertaining to the Architectural Guidelines and/or Building Rules.

DATE OF INSPECTION MEETING 4_____ Signed: Agent_____

REPORT 5:

CONSTRUCTION STAGE: Pre-completion, inspection of finishes and fittings.

Please report if there were any problems with the following:

- If progress is not according to the submitted construction programme.
- If any deviations from the approved plans have occurred. Please provide details.
- Any issues with the quality of building materials delivered to the site.
- Any issues with inspections by municipal and/or NHBRC inspectors.
- Any issues with Estate access for workers and/or sub-contractors.
- Any issues pertaining to the Architectural Guidelines and/or Building Rules.
- Any issues pertaining to the landscaping on the stand and the implementation of the landscaping plan.

COMPLETION and OCCUPATION:

PLEASE PROVIDE AN ESTIMATED DATE for a completion inspection by the EHOA ARC for a final inspection to obtain an Occupation Clearance certificate.

Anticipated date for Final inspection: _____

DATE OF INSPECTION MEETING 5_____ Signed: Agent_____

SCHEDULE of PAYMENTS, FEES, and DEPOSITS

SCHEDULE OF PAYMENTS, FEES AND DEPOSITS			March 2020
1	**ITEM**	**PAYMENT, FEE OR DEPOSIT**	
1.1	**PLAN SUBMISSION AND APPROVAL FEES**	***STAGE 1 (design)***	***STAGE 2 (working drawings)***
1.1.1	Building Plan submitted by a newly EHOA accredited Architectural Professional	R 3900 (excl. VAT)	R 4200 (excl. VAT)
1.1.2	Building Plan submitted by a previously EHOA accredited Architectural Professional	R2900 (excl. VAT)	R 3200 (excl. VAT
1.1.3	Amended plans for each submission	R 2 900 (excl. VAT)	
1.1.4	Landscape Plan	R 1250 (excl. VAT)	
1.1.5	Issue of Completion and Compliance Certificate payable to the EHOA. Extra fees will be charged for inspection outside the normal time frame.	R 3700 (excl. VAT)	
	NOTE: Confirmation of payment receipt required prior to commenting or approval of Stage 1 or 2, or issue of OCC		
1.2	**HOA FOOTWAY DEPOSIT & SERVICE CONNECTIONS** ***NOTE:*** *Costs to register on Security Biometrics*		
1.2.1	PAYABLE BEFORE SITE HANDOVER	R 10 000	
1.2.2	SERVICES CONNECTION FEE (NOT REFUNDABLE) (Temporary water and electrical connection during the construction period. Services will only be connected permanently once the Occupation Certificate has been issued)	R 6 500	
1.2.3	SERVICES DEPOSIT	R 4 000	
1.3	**PREPARATION FOR CONSTRUCTION**		
1.3.1	LAND SURVEYOR CERTIFICATION OF CADASTRAL ERF BOUNDARIES	Should the Homeowner request the EHOA to provide the certificate the fee will be negotiated on its behalf.	
1.3.2	CONTRACTOR'S DEPOSIT	R 5 700	
	PLEASE ENQUIRE AT THE HOA OFFICE IF YOU HAVE ANY QUERIES IN THIS REGARD	deidre@euphoriahoa.co.za	

Addendum E: APPLICATION FOR APPROVAL DRAWINGS

DOC REF: B003

Rev September 2025

EUPHORIA
HOME OWNERS ASSOCIATION

APPLICATION FOR APPROVAL OF DRAWINGS

TO BE COMPLETED BY HOMEOWNER:

I_____, the Homeowner of stand number _____ hereby appoint the accredited Architectural professional to apply for approval of drawings related to the erection of buildings on said stand. I hereby confirm that I am aware of the requirements of the Guidelines.

The accredited Architectural Professional's information is:

Name of entity			
Name of the person			SACAP #
Telephone		Cell Number	
E-mail address			

I further advise the EHOA that the contact person for communication between the EHOA will be the Homeowner/ Homeowner's Agent.

If I have elected to appoint a Homeowner's Agent, the Agent's information is:

Name of entity			
Name of the person			
Telephone		Cell Number	
E-mail address			

The Homeowner's information is:

Name of entity			
Name of the person			
Telephone		Cell Number	
E-mail address			

Signature _____ Date _____

TO BE COMPLETED BY THE EHOA ACCREDITED ARCHITECTURAL PROFESSIONAL

I, the Architectural Professional, appointed by the Homeowner of stand number _____ hereby apply for approval of drawings related to the erection of buildings on said stand. I hereby confirm that I am aware of the requirements of the Guidelines:

Name of entity			
Name of the person			SACAP #
Telephone		Cell Number	
E-mail address			

Signature _____ Date _____

Checklist for Stage 1 - SKETCH SUBMISSION:

Please indicate if the following items have been provided for Stage 1 Submission:

	Mark: Yes/No	
1.	Submission Fee Paid	
	Surveyor diagram showing all trees with a stem diameter of 250 mm or more measured at 1 m height.	
2.	Plans, sections and elevations at 1:100	
3.	Site Plan at 1:200 (or 1:500 for Bushveld stands) with all building lines	
4.	Elevations showing all external finishes and colours. All technically described.	
5.	Side boundary wall and pool fence details, if required. (see standard estate walling design)	
6.	Soil drainage and method of concealment	
7.	Proposed landscaping plan at 1:100	
8.	Details and positions of awnings, T.V. aerials, solar collectors, heat pumps etc.	
9.	All services and connections from the stand boundary to the main building. Septic tank and soak-away details in the case of bushveld stands.	
10.	Phasing of building work in the case of bushveld stands.	
11.	Drawings submitted in Electronic PDF format to arc@euphoriahoa.co.za.	

Checklist for Stage 2 - COUNCIL SUBMISSION:

Please indicate if the following has been submitted for Stage 2 Submission:

	Mark: Yes/No	
1.	Submission Fee Paid	
2.	Site Development Plan 1:200 (2x coloured copies). The site development plan will show the site with the house as an outline, proposed contractor's yards, storage facilities and access proposal to the site, and is to include full 1:200 elevations as well, coloured as to final choice (colour sample swatches should be attached). It must also record any servitudes which may traverse the site.	
3.	Landscaping Plan 1:100 (email colour copy) as contemplated in par.16 of the Architectural Guidelines.	
4.	Building Plans: (4x sets - 3 of which must be colour). Comprehensive drawings of building plans, elevations and of all levels and sections, (minimum 1:100). Sections are to indicate ceiling levels as well as window and door descriptions.	
5.	All plans are to show all materials used, and colours shall be selected from the palette of colours as laid down in the architectural guidelines.	
6.	Plans are to be in detail rather than being marked as "to client's approval". Plans cannot be approved where detail is not provided.	
7.	Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan.	
8.	Drawings submitted in Electronic PDF format to arc@euphoriahoa.co.za.	

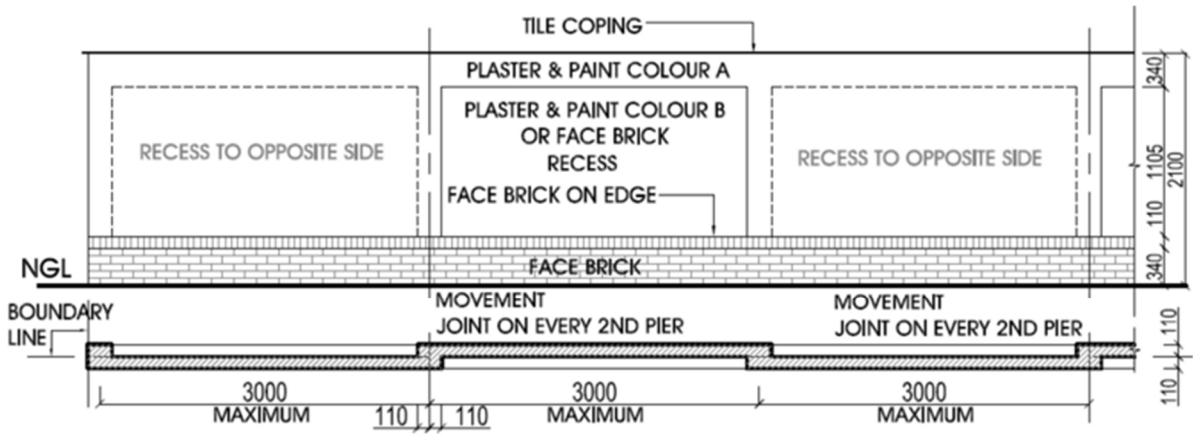
Items to be clearly shown on all submissions:

	Mark: Yes/No	
1.	Area of dwelling, including patios and outbuildings. Floor Area Ratio indicated.	
2.	Coverage (%) and height above natural ground level	
3.	Building lines and all correct levels.	
4.	Roof design, material and colours	
5.	Wall and external finishes design, materials and colours	
6.	Sewer system details	
7.	Local stone features used	
8.	Plinth design materials and colours	
9.	Window, shutter and deck design, materials and colours	
10.	Driveway and garage and doors design, material and colours	
11.	Boundary wall/fence, yard and screen wall designs including elevations	
12.	Drainage, how concealed and sewer connections	
13.	External lighting plan (no lighting above 1m from natural ground level)	
14.	Position of staff accommodation	
15.	Kitchen yard and drying yard (washing lines as per guidelines)	
16.	Fireplace and braai equipment if necessary	
17.	Exterior plumbing (to be concealed)	
18.	Position and screening where appropriate of LPG containers/ appliances, geysers, mechanical and electrical equipment such as solar panels and air conditioners.	
19.	Position of trees and rocky outcrops	
20.	If gutters are used, the intended colour to be indicated, and finish indicated as Chromadek.	

EUPHORIA

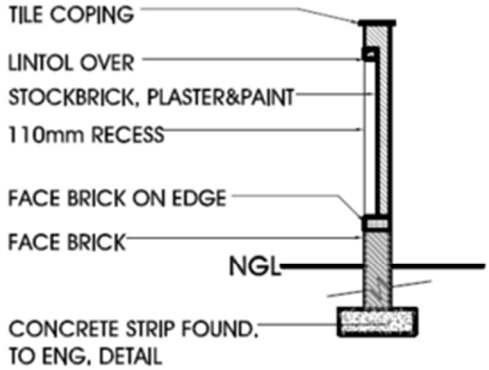
HOME OWNERS ASSOCIATION

BOUNDARY WALL



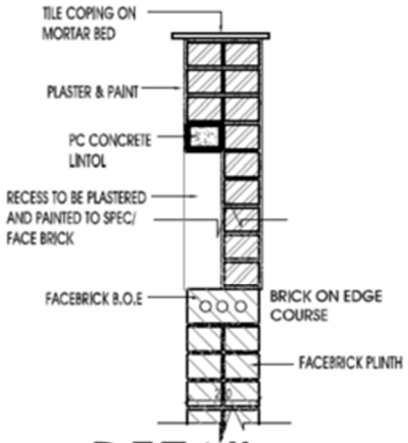
TYPICAL BOUNDARY WALL PLAN/ ELEVATION

SCALE N.T.S



TYPICAL BOUNDARY WALL SECTION

SCALE N.T.S



DETAIL

SCALE 1:20

Addendum H: CONSTRUCTION NOTICE BOARD

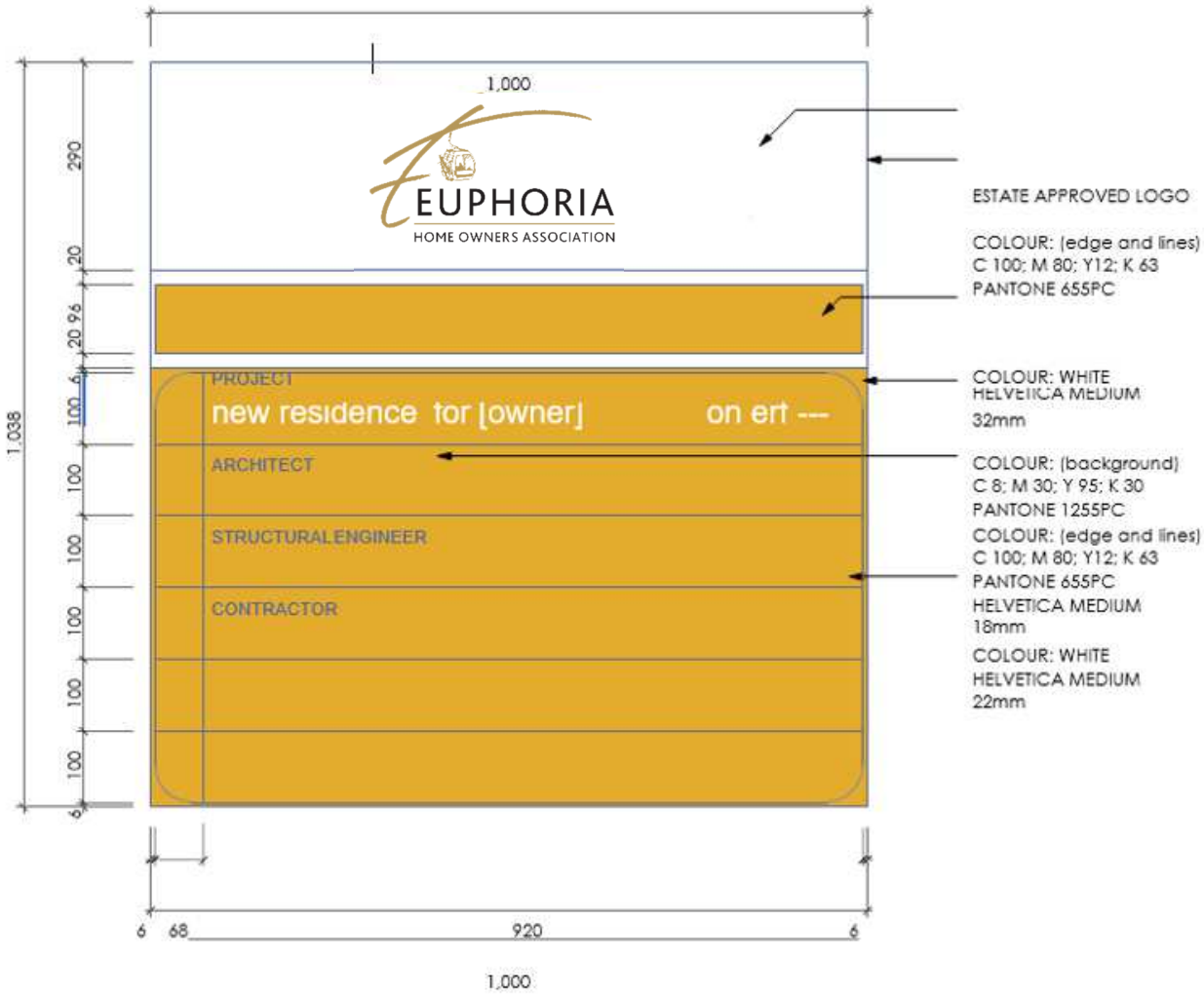
DOC REF: B003

Rev September 2025

EUPHORIA

HOME OWNERS ASSOCIATION

CONSTRUCTION NOTICE BOARD



Addendum J.1: NOTICE OF INTENTION TO START CONSTRUCTION

Rev | September 2025 - DOC REF: B003

HOMEOWNER			
STAND NO.		**ID/REGISTRATION**	
REPRESENTATIVE			
TEL.		**EMAIL**	
SITE AGENT			
TEL.		**EMAIL**	
CONTRACTOR			
ADDRESS FOR INVOICE			
TEL.		**EMAIL**	
DATE OF INTENTION TO START CONSTRUCTION			

I hereby give notice of my intention to start construction on my stand. Please initiate the process and issue me with the necessary invoices to pay the required deposits and amounts as listed below:

NO.	ITEM	AMOUNT
1	Footway deposit.	R10 000-00
2	Services deposit.	R4 000-00
3	Services connection fees.	R6 500-00
4	Contractor's deposit.	R5 700-00
5	Copy of surveyor's certificate indicating: • Cadastral boundaries and the coordinates of all corner pegs were submitted to the EHOA. • Surveyor diagram showing all trees with a stem diameter of 250 mm or more measured at 1 m height.	**DATE**

Signature	**Date**	**Place**

Addendum J.2: APPLICATION FOR SITE ACCESS

Rev | September 2025 - DOC REF: B003

HOMEOWNER			
STAND NO.		**ID/REGISTRATION**	
REPRESENTATIVE			
TEL.		**EMAIL**	
SITE AGENT			
TEL.		**EMAIL**	

NO.	ITEM	DATE COMPLETED	HOMEOWNER / REPRESENTATIVE'S INITIAL
1	Copy of Mookgophong Local Municipality approved Building Plan submitted to the EHOA. Hard & soft copies.		
2	Landscaping plan approved by EHOA (if applicable)		
3	Services connection fees and deposits paid. *Services will only be connected for the building period.*		
4	The footway deposit was paid.		
5	Building Contractor's deposit was paid.		
6	Security Access Control Registration of contractors and workers to be done 3 days before they will be allowed access or to work on the Estate		

Signature	**Date**	**Place**

Addendum J.3: APPLICATION FOR SITE HANDOVER

Rev | September 2025 - DOC REF: B003

HOMEOWNER			
STAND NO.		**ID/REGISTRATION**	
REPRESENTATIVE			
TEL.		**EMAIL**	
SITE AGENT			
TEL.		**EMAIL**	

NO.	ITEM	DATE COMPLETED	HOMEOWNER / REPRESENTATIVE'S INITIAL
1	A footprint of the proposed building has been marked on the site within the building lines.		
2.1	Water temporarily connected by EHOA		
2.2	Temporary Electrical box on site installed by a **Qualified Electrician** as per regulations.		
2.3	Electricity Prepaid meter installation by EHOA		
3	A temporary toilet in a suitable enclosure connected to the estate sewer at the designated connection point.		
4	Shade netting - 1.8m high diamond mesh fence with steel or round poles of 1.8m at 3m spacing, double secured gate. Covered on the outside with 60% forest green shade net.		
5	A site office and or storage shed has been erected sturdily and neatly.		
6	Notice board erected complying with Addendum H.		
7	Copy of the Building Contractor's NHBRC enrolment certificate in respect of the specific stand submitted to the EHOA.		
8	Personnel Protective Clothing (Safety Vest) with a transparent pouch and a name tag placed inside indicating the following: *WORKERS NAME *ERF NUMBER *COMPANY NAME		

Signature	**Date**	**Place**

SITE HANDOVER NOTICE

HOMEOWNER'S INFORMATION				
NAME OF HOMEOWNER			**STAND NO.**	
REGISTRATION NO. / ID NO.				
TELEPHONE		**E-MAIL ADDRESS**		
DATE OF HANDOVER MEETING				
NAME OF OWNER/ COMPANY'S REPRESENTATIVE OF THE BUILDING CONTRACTOR				
TELEPHONE		**E-MAIL ADDRESS**		
NAME OF SITE FOREMAN				
TELEPHONE		**E-MAIL ADDRESS**		

I, _____, the authorised EHOA's representative, have verified the information below by initialling each item below.

NO.	ITEM	EHOA'S REPRESENTATIVE'S INITIAL
1	Where applicable a copy of the agreement by and between the Homeowner and the Homeowner's Agent is on the EHOA file	
2	Electronic (single PDF file) and hard copies of the EHOA-approved Building Plan are on the EHOA file.	
3	EHOA approved Landscaping plan is on EHOA file	
4	Electronic (single PDF file) and hard copies of the Mookgophong Local Municipality-approved Building Plan are on the EHOA file.	
5	A copy of the surveyor's certificate indicating cadastral boundaries and the coordinates of all corner pegs is on the EHOA file.	
6	Services payment received for connection and deposit.	
7	Services connected for the building period	

8	Footway deposit received	
9	The Building Contractor's deposit received	
10	If the EHOA surveyor's certificate is used, payment received	
11	Temporary toilet connected	
12	Shade netting - 1.8m high diamond mesh fence with steel or round poles of 1.8m at 3m spacing, double secured gate. Covered on the outside with 60% forest green shade net.	
13	A site office and or storage shed in a sturdy manner has been erected.	
14	Notice board complying with Addendum H erected	
15	The footprint of the building marked on site within the building lines	

Preparations for the commencement of construction on this stand have been satisfactorily completed. Construction may commence from the date of this Notice.

NAME: _____
EHOA Representative

SIGNED: _____ DATE: _____

EHOA stamp and date

NAME OF HOMEOWNER		**STAND NO.**	
SEND BY EMAIL TO:			

APPLICATION FOR EHOA OCCUPATION CLEARANCE

NOTICE OF INTENTION TO OCCUPY A COMPLETED DWELLING: APPLICATION FOR EHOA OCCUPATION CLEARANCE

I have completed the construction of my house on my property in compliance with the National Building Regulations and Building Standards Act. All other documents listed in Addendum L of the Euphoria Architectural Guidelines have been delivered to the EHOA office.

- I state that the building has been completed in accordance with the approved building plans and the Euphoria Architectural Guidelines.
- I herewith apply for an inspection by the EHOA Architectural Review Committee for the issuing of the Occupation Clearance Notice. I acknowledge that an inspection fee is payable to the EHOA in accordance with Addendum D item 1.1.5.
- I agree that services delivered to my property by the Estate will only be connected permanently after the issue of the EHOA Occupation Clearance Notice.

INDEMNITY:

- Homeowners are aware of and acknowledge that they are solely responsible for ensuring that their swimming pools comply with SANS 10400 Part D (4.4) regulations and Annexure A requirements. Homeowners acknowledge that the responsibility for compliance with these regulations rests solely with them. The HOA shall not be responsible for any failure to comply with SANS regulations by individual homeowners, nor for any accidents, damages, or losses resulting from non-compliance. Homeowners further agree to indemnify and hold harmless the HOA, its officers, directors, employees, and agents from any claims, damages, losses, liabilities, or expenses (including legal fees) arising out of or in connection with the swimming pools, fencing, and related facilities.

Owner initial_____

IMPORTANT:

- The occupation of a house in any manner, even temporarily without a valid Municipal Occupation Certificate, and without the Occupation Clearance notified by the EHOA is a breach of the Estate Rules and will not be tolerated by the EHOA.
- It is the responsibility of the homeowner and the appointed architectural professional to ensure that all matters regarding compliance with the EHOA Architectural Guidelines are adhered to and completed BEFORE the application for Occupation Clearance is lodged. The EHOA reserves the right to charge the inspection fee for the first and each subsequent inspection.

OWNER SIGNATURE: _____ DATE: _____

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OCCUPATION CLEARANCE CHECKLIST

NAME OF HOMEOWNER _____ STAND NO _____

DOCUMENTS REQUIRED BY EHOA FOR FINAL INSPECTION

AND ISSUE OF THE EUPHORIA OCCUPATION CLEARANCE NOTICE

1.	COMPLETE SET OF AS-BUILT DRAWINGS (1 X COPY) IF APPLICABLE	
2.	SIGNED ADDENDUM L: APPLICATION FOR EHOA OCCUPATION CLEARANCE	
3.	PEST CONTROL: TERMITE INFESTATION	
4.	ENGINEERING: FOUNDATIONS & SLABS (SANS 10400-A Form 4)	
5.	ENGINEERING: ROOFS CONSTRUCTION	
6.	GLAZING CERTIFICATE OF COMPLIANCE	
7.	PLUMBING CERTIFICATE OF COMPLIANCE	
8.	ELECTRICAL CERTIFICATE OF COMPLIANCE	
9.	GAS CERTIFICATE	
10.	NHBRC D1 CERTIFICATE	
11.	WATERPROOFING CERTIFICATE	
12.	CUBE TEST RESULTS	
13.	PROOF OF OCCUPATION CERTIFICATE INSPECTION PAYMENT	
14.	ALL RUBBLE IS REMOVED AND THE SITE IS CLEAN	

CHECKED BY: _____ DATE: _____
EHOA Representative

1. PREAMBLE

The purpose of the penalty protocol is to describe the remedy of the HOA against a Contractor, Service Provider, Sub-Contractor, or any of their employees, being in breach of any Obligations, Rules or Protocols as set out by the Euphoria Home Owners Association in the estate rules, building rules or architectural.

2. REMEDIES AGAINST BREACH

The HOA shall be entitled to one or more of the following remedies:

2.1. Issue a written warning.
2.2. Insist on rectification of the breach at the cost to the Contractor, Service Provider, Sub-contractor, or Employee.
2.3. Impose of a fine as indicated in the schedule of fines in this document, or as decided by the relevant Home Owners Association Committee.
2.4. Give written notification to the Contractor, Service Provider, Sub-contractor, or individual employee, to remedy the breach within 24 hours.
2.5. Suspend the Contractor's access to the site until the breaches have been remedied. Any contractual delay claims will be at the Contractor's expense.
2.6. Banning the Contractor, Service Provider, Sub-contractor, or employee from the Estate for a period determined solely in the discretion of the relevant EHOA committee.
2.7. Permanent banning from the Estate and removal from the specific Accredited List.

3. SCHEDULE OF FINES

Fines for:			
Description of offense	**First offence**	**Second offence**	**Further offences**
Site establishment			
Illegal advertising and signage erected on site.	500	1000	1500
Clearing a site, erection of storage containers, toilets, offices, or any structures on site without a Site Access approval notice.	5000	10 000	15 000
Failure to maintain the shade cloth fence to applicable standard.	500	1000	1500
Removal of shade cloth fence or safety barriers without consent.	500	1000	1500
Storage of materials outside the site without consent.	1000	2000	3000
Operations			
Commencement of any work without HOA and Local Authority approval of plans or prior to official Site Handover.	5000	10 000	15 000
Failure to commence construction within 14 days after Site Handover (1st week, 2nd week, further weeks).	1000	2000	3000
Failure to complete the project within 12 months or such extended period granted by the EHOA (1st month, 2nd month, further months, each per month or part of a month).	5000	10 000	15 000
Deviation from HOA and Local Authority approved plans without written consent. Deviation to be corrected.	5000	10 000	15 000
Deviating from approved Landscape plan without consent – sidewalk areas. Deviation to be corrected.	1000	2000	3000
Encroachment of any structure over building lines, boundaries, or servitudes without written consent.	10 000	20 000	30 000
Encroachment of any work onto wetland areas.	25 000	Banned	
Tampering with neighbouring or any Estate services.	25 000	Banned	
Interfering with Wildlife.	25 000	Banned	
Working outside approved working hours without written consent.	2500	5000	7500
Failure to secure the site at the end of each working day.	500	1000	1500
Failure to provide any, or adequate number of refuse bins, and/or improper waste management on site.	500	1000	1500

Fines for:			
Description of offense	**First offence**	**Second offence**	**Further offences**
Mixing of bare soil-cement/concrete/ hazardous substances, etc in unauthorized locations.	1000	2000	3000
Improper handling or storage of hazardous substances (paint, concrete, etc)	1000	2000	3000
Failure to clean up or carry out remedial work on site immediately	1000	2000	3000
Storage of material exceed 2.0m in height.	100	200	300
Hanging of clothing on trees and fencing.	100	200	300
Inadequate storm-water controls leading to erosion.	500	1000	1500
No soak away pits at tap points.	100	200	300
Leaking/mismanaged ablution facilities and taps.	500	1000	1500
Unauthorized removal of vegetation.	5000	10 000	15 000
Not applying the minimum standard required in the Landscape maintenance Protocols.	500	1000	1500
Damage to Estate property (plus repair costs).	2500	5000	7500
Littering on Estate property.	100	200	300
Urinating/washing in view of public on Estate property.	500	1000	1500
Spillage on roads (plus repair costs).	500	1000	1500
Failure to use toilets or designated wash areas.	500	1000	1500
Making fire without permission (incl. cooking, braais, burning refuse, etc).	500	1000	1500
Failure to properly induct/educate staff to the Estate rules.	500	1000	1500
Failure to rehabilitate on completion of works (plus repair costs).	2500	5000	7500
Pollution outside the stand boundaries.	5000	10 000	15 000
Removal/damage of any vegetation and/or driving over common/private land.	5000	10 000	15 000
Permit growth of alien plants.	500	1000	1500
Speeding/ Dangerous/negligent driving.	500	1000	1500
Unroadworthy vehicle.	500	1000	1500
Dangerous loads (people or goods).	500	1000	1500
Parking causing obstruction or illegal parking.	100	200	300
Parking on verge/adjacent property without consent.	500	1000	1500
Driving a motor vehicle without a valid licence – Banned			
Tailgating - failure to stop vehicle at access gates.	500	1000	1500
Failure to comply with written instructions from the EHOA/ARC.	1000	2000	3000
Security			
Fail to register on Security Biometrics.	500	1000	1500
Permitting unregistered labour access.	500	1000	1500
Fail to check in/out on Biometrics system or signing in/out when leaving the estate	100	200	300
Leaving a building site on foot or labourers congregating outside their site waiting for transport.	500	1000	1500
Failure to collect staff from site after working hours.	500	1000	1500
Possession or testing positive of alcohol or drugs (individual person).	Banned		