



N'TSIRI NATURE RESERVE

BUILDING REGULATIONS & MINIMUM MAINTENANCE STANDARD REQUIREMENTS DECEMBER 2020

The following represent the Building Regulations applicable to N'tsiri Nature Reserve as approved by the Board of Directors in December 2020.

These regulations may be updated, amended and / or expanded from time to time. This document also includes a "Minimum Maintenance Standards" Requirement for maintenance of units.

These regulations supersede all other building and other regulations.

Any pre-existing dwellings, outside areas, carports or other structures, which do not comply with this version of the regulations, shall not be used as a precedent, or entitle anyone to build or renovate in any manner which is not in strict compliance with these regulations.

Members shall not be entitled to rely on the standards of, or specifications of, existing structures constructed prior to the publication of these regulations to motivate or justify non-compliance with these regulations.

Any failure or delay on the part of the Board of Directors, or the Building Director or the Reserve Manager, in exercising any right or power hereunder, or enforcing any of the provisions in these regulations, shall not operate as a novation of the provisions of these Regulations or a waiver or abandonment of the right to enforce the provisions of these regulations, and the Board of Directors rights shall always remain reserved to insist on strict compliance with these regulations.

1. MEMBER REQUIREMENTS

Members please be aware that the dwellings are in close proximity to each other, with that in mind please be aware of the impact your building will have on your neighbour who in turn may want to rebuild or renovate in the future.

- 1.1 A member wishing to undertake a complete rebuild, structural changes or renovation of any description to any structure including a bungalow / main dwelling, or any part thereof shall advise in writing the Reserve Manager and the Building Director responsible for building operations on the estate, 30 (thirty) days prior to finalisation of draft plans for such proposed construction operations.
- 1.2 For Major Renovations, Rebuilds and New Builds, the member shall submit a Draft Plan (prior to the preparation of detailed plans), for approval in principle of the proposed construction works. See Form A

- 1.3 For Electrical and Electronic additions and/or alterations to a member's dwelling, specifically with regards to the solar array and antennae, the member shall be required to inform the Building director/ Reserve Manager in writing with clear detail of the intended construction and seek approval to proceed, and shall otherwise comply with all aspects of these regulations. See Form A
- 1.4 Following the approval in principle of the draft plans by the Board, the Draft plans must be forwarded by The Member to all immediate neighbours for comment, approval and consent in writing by completing Form C. All Correspondence must be copied to the Building Director.
A neighbour may not unreasonably withhold or delay consent.
- 1.5 If a dispute arises between the Member and any Neighbour over the proposed plans, the Board of Directors shall in their sole and unfettered discretion, make the final decision on what is permissible, and whose decision shall be final and binding on the parties.
- 1.6 The final draft of the building plans shall be submitted to the Building Director and Reserve Manager for the approval process.
- 1.7 For Minor Repairs, and Maintenance of structures on N'tsiri, the member shall be required to inform the Reserve Manager in writing with clear detail of the intended construction operations and seek approval to proceed, and shall otherwise comply with all aspects of these regulations. See Form A
- 1.8 The member is responsible to ensure that the proposed alteration/addition to their dwelling complies with the applicable environmental legislation within the legislative framework of South Africa.

An Environmental Authorization or letter confirming that such is not required, and an EMPr that complies with the legislative framework will be a requirement for all renovations/additions, this should be accompanied by a certificate of environmental compliance with the legislative framework issued by a registered Environmental Assessment Practitioner (EAP)
- 1.9 The member is responsible for sourcing his own building contractor, which building contractor shall be notified of and be obliged to comply strictly with these Building Regulations including the National Building Regulations, all of which regulations shall be annexed to and form part of the building contract with such contractor.
- 1.10 A detailed set of building plans together with the other relevant documents must be submitted in triplicate to the Reserve Manager, who in turn will copy and make recommendations to the Building Director for the purposes of the process of approval of the building plans as submitted or amended.

- 1.11 All building plans are to be signed by the member and the builder prior to the final approval of such plans by the Board of Directors.
- 1.12 All plans for re-builds or renovations must include the detailed square meterage for the building itself and each item referred to in Section 3 (areas) hereof.
- 1.13 All building documents shall include a Site Establishment and completion dates of the construction operations including site clean-up.
- 1.14 All building material, equipment and rubble shall be removed from N'tsiri within 7 (seven) days after construction works are completed. The Farm Manager may under certain circumstances, within his sole discretion, permit on-site disposal for backfill purposes within the foundation areas of the structure in question. No rubble disposal will be allowed in other areas on the farm.
- 1.15 All plans and/or building requests must be accompanied by the following completed and signed documents:
 - 1.15.1 Form "A" – Member's Application
 - 1.15.2 Form "B" – Members' Building Indemnity
 - 1.15.3 Form "C" – Neighbours Approval
 - 1.15.4 Form "D" – Contractor's Regulations & Indemnity
 - 1.15.5 Form "E" – Building /Progress Authorisation
 - 1.15.6 Form "F" – Building Suspension Order
 - 1.15.7 Form "G" – Occupation Certificate
- 1.15.8 Interest-free deposits are required prior to commencement of building activities:
 - 1.15.8.1 A refundable deposit of 5000.00 to a maximum of R50 000.00 is to be lodged with Ntsiri for all building or alterations in excess of R100 000
 - 1.15.8.2 R5 000 if the value of work to be undertaken is less than R100 000
 - 1.15.8.3 R5 000 for all minor thatching repairs
 - 1.15.8.4 A nominal deposit of between R1 000 and R3 000 will be required on small building activities, including plumbing work, painting jobs, solar installations and repairs, the amount of which will be determined by the Building Director in his sole discretion which shall be exercised reasonably in the circumstances.
- 1.15.9 The above deposits, subject to any deductions there from (possible building fines), will become refundable after completion of the building activity and the site has been cleaned to the total satisfaction of the Reserve Manager and the Building Director.

1.15.10 A building levy of R50.00 (fifty rand) will be charged per day Monday - Friday for the total duration of the contract, excluding weekends and public holidays, site cleaning activities and for any additional follow-up work that takes place. This levy covers water and road usage as well as administrative expenses.

1.15.11 In periods where N'tsiri is closed to building activities during mid-December to mid-January Builders holiday and Easter holiday periods the levy will not be payable. The Board of Directors may from time to time arrange other periods when building will not be allowed on site due to the high occupancy during other holiday periods. These dates will be made available during February of each year. See Form D Point 11

1.15.12 No natural raw materials may be used from Ntsiri such as, but not limited to trees, logs, rock, grass, timber, stone, sand or other materials. However, with the approval of the Reserve Manager and or the Building Director a maximum of 3 m³ of river sand can be supplied by Ntsiri for small works. This will be charged to the member.

1.15.13 The Member/Building Contractor must notify the Reserve Manager of the need for inspections on the Building Progress. See Form E.

1.15.14 A Final Completion & Occupation Certificate, Form G, will be issued after the final inspection, provided there has been compliance by the member and the building contractor (for whom the member shall be entirely responsible). The member shall not be allowed to take occupation of the structure in question until such Occupation Certificate has been issued and insurance cover obtained by The Share Block Company.

1.15.15 Certificates required from the Owner/Contractor/Builder prior to the Occupation certificate being issued and final completion confirmed:

- Electrical COC
- Plumbing COC
- Gas COC
- Roof certificate
- Engineer certificate

2. PLAN REQUIREMENTS

2.1 Plans submitted to the Board of Directors for final approval shall include and comply with the following:

- 2.1.1 All drawings must include the relevant share block number, location & distance of immediate neighbours & the north point.
- 2.1.2 A detailed site plan is compulsory. This plan must show positions of the dwelling, outside areas including store rooms, covered / open patios, lapa/ boma/ braai area/ pathways / drip slabs/ gas storage area/ solar installation and septic tank. If the usable pathways/walkways are not paved then they shall, for calculation purposes, be deemed to be 1 meter wide by the length /distance
- 2.1.3 All copies of the plan are to be coloured as follows:
- New brickwork - red
 - New surface beds & concrete - green
 - New timber & roof structures - yellow
 - Existing structures - not coloured
 - Pathways - brown
- 2.1.4 Scales are as follows:
- 1:50 or 1:100 for plans & elevations
 - 1:200 for site & locality plans
- 2.2 Plans shall include details of the following:
- Floor plans at each level including bomas/lapas, patios, covered verandas and pathways
 - Sections & elevations
 - Ground levels & slopes
 - Types of finishes for walls, floors & roofs
 - Details of any special or unusual materials to be used
 - Indicate positions of windows, openings doors, all waste pipes & drains, inspection chambers, traps, gullies, position of baths, basins, showers, sinks, lavatory basins toilets, septic tanks, French drains & levels of riverbed to slab level, drainage lines, roads and large trees
 - Detail gas, electrical, water pipes and plumbing lay outs
- 2.3 Once plans have been approved (dated and stamped), a minimum of three approved copies will be required – one set each for the Reserve Manager, Building Director and the Building Contractor.

3. AREAS

INTERNAL AREAS TOTAL 170 M²

- 3.1 MAIN DWELLING (Foot print including bedrooms, bathrooms, passages, living room, dining room, kitchen, scullery, entrance lobby and storeroom)
- 3.1.1 Main dwelling **areas measured from the outside of external walls**, shall not exceed 170 m². For this purpose, a dwelling area means any internal areas at ground floor level footprint, and **shall exclude mezzanines floors**, all of which shall be contained within the internal area / ground floor footprint of the structure.
- 3.1.2 Subject to the approval and at the discretion of the Board of Directors, an additional 30m² of footprint may be purchased at a price currently set at R8200.00 /m². This additional cost will be reviewed on an annual basis linked to the building index rate. If a member elects to purchase additional footprint area, then the purchase consideration, is to be paid to The Share Block Company, prior to the commencement of building operations.
- 3.1.3 The total footprint area is to be accommodated under ONE thatched roof. Multiple, separate roofs covering the dwelling area are not allowed. Very long, narrow shapes of houses will not be allowed or approved in congested areas as this will impact on the neighbours.
- 3.1.4 Mezzanine floors are only allowed within the roof structure (no area measurement required). No external mezzanine decks or protrusions above ground floor are permitted.
- 3.1.5 If any Dormer windows are built into the roof, they must not overlook or compromise the privacy of neighbours.

3.2 EXTERNAL AREAS TOTAL 150 M²

The following are included in the maximum allowed external area of 150m²

- 3.2.1 Covered Patios
- 3.2.2 Open Patios and Decks (Ground level)
- 3.2.3 Gazebos – a free-standing thatched gazebo may be constructed with a maximum size of 36m² i.e. 6m x 6m measured from the outside of the posts. This structure must not be more than 6m from the main dwelling (nearest point).
Note: the area between the gazebo and the main dwelling and the area outside the posts will be required to be measured as part of the external measurement not as drip slabs, if it is used as a patio/gazebo extension.

- 3.2.4 Boma/lapa and outside showers/toilets and general outside usage areas including all walkways, paved or unpaved. All require measurements.
- 3.2.5 External areas that need to be screened may only be screened with timber laths.
- 3.2.6 Battery Store room may be built to house batteries and to attach solar panels to. The size of the structure may not exceed 6m² and a height of 2,6m to the top of the slab.
Total height of this installation must not exceed 4.000 m, including solar panels – See 5.4 Electrical below.
- 3.2.7 Unpaved areas, walkways, braai and other areas must be kept from a size perspective, within reasonable bounds for aesthetic reasons. The building plans will reflect the size of such proposed areas. Unpaved usable areas will be measured at 1.0 metre wide x length in the case of walkways. If used for other uses the total area will require measurement and will fall within the maximum 150 m² Total Area.

3.3 **CARPORT TOTAL 36 M²**

- 3.3.1 An area not exceeding 36m² (6m x 6m measured from the outside of the posts) will be allowed for a carport (designed to accommodate two vehicles). Carports must be thatched as per the building regulations and no other roofing materials will be approved. The carport floor may be concreted or paved.
The carport should be sited as close to the dwellings as possible with a maximum of 15 m to the closest point.
Note: the walkway from the carport must be included in the external measurement.

3.4 **EXTERNAL AREAS NOT REQUIRING MEASUREMENT**

DRIP SLABS/ APRON

All house designs are to include a functional drip slab/apron to avoid erosion of foundations.

Drip slabs/aprons around the main dwelling (where necessary) measured from the external wall to a maximum width of 1,2m wide are permissible.

- 3.4.1 Any excess over 1.200m will be included in the outside measurement.
- 3.4.2 Drip Slabs/ Apron around the carport (where necessary) may be extended to maximum of 1.200m from outside the posts.

3.5 **GAS BOTTLE STORAGE FACILITY**

Maximum 2.00 m² for a 4 x 48 KG bottle setup.
IE: 750 wide x 2.500 m long x 1.800 m high (as per the latest Gas Regulations)
See drawings attached

4. CONSTRUCTION

A Building Progress Authorisation Form (Form E) will be utilised to monitor and control the building processes. This Form E will endeavour to deal primarily with the following aspects but not limited to those referred to below:

- 4.1 Building areas shall be clearly demarcated prior to the commencement of any excavations for foundations & such demarcations shall be approved in writing by the Reserve Manager and/or Building Director prior to construction commencing.
- 4.2 The height of all walls to wall plate level shall not exceed 3 metres from slab lowest point. (Closest to natural ground level)
- 4.3 Roofs shall be constructed with round gum pole rafters and must be thatched to a nominal thickness of 150mm. All thatch roofing must be protected by wire mesh.
- 4.4 The pitch of the roof shall be between 40 - 45 degrees with a **minimum of 38 degrees for dormer windows**. (See 3.1.5) The entire dwelling must be under one thatched roof. The maximum roof height to top of ridge must not exceed 8 metres from ground floor slab level with a maximum ground floor slab level height, above datum height i.e. wall plate = 3m + roof of 5m.
Roof eave over hang not to exceed 800 mm so that your drip slabs work efficiently.
- 4.5 Lathe roofing over patios is permitted but must be regularly maintained.
- 4.6 External finishes shall be conventional plaster.
No face brick buildings are allowed
Rock and Stone cladding or Face brick will be allowed to be used in a plinth or as a feature wall. This must be approved by the Building Director.
- 4.7 Painting: External plaster shall be painted a “bush friendly” colour, e.g. natural sand or autumn/winter grass hues, shades of brown. No external walls are permitted to be painted white, light grey etc.
- 4.8 A paint swatch or sample must be submitted with the plans. The roof ridge or capping must be painted black.
- 4.9 No internal fireplaces with chimneys will be permitted. (This is also an insurance requirement).

- 4.10 Braai areas constitute a very real fire hazard and must be constructed in such a manner so as to reduce this risk to an absolute minimum. Due consideration must be given to the braai location in relation to thatch, surrounding vegetation, gas fittings or any other potentially flammable materials. The exact location of the braai area must be shown on the plans and will be subject to approval for fire safety purposes.
- 4.11 Lightning conductors are not permitted. This is an insurance requirement.
- 4.12 Small bird baths are permitted, however no fixed water supply will be allowed and these features should be filled by hand only with a maximum of 25ℓ (twenty-five litres).

5. ELECTRICAL

Only the use of solar power is permitted. A wind turbine can be used as backup to the solar system. (To be the same height as the Solar installation)

Note :As a guideline it is recommended that the total solar panel installation does not exceed generating capacity of 4.1kW e.g. made up of 9 x 455 watt panels, Size of panel 2.120m x 1.052 m = 2.23 m² permissible array of 20m².

Ntsiri building regulations allow for a maximum solar array of 20m² in line with new solar panel array guidelines, using the larger 420-455 Watt panels.

6 Panels = 13.38 m²

9 panels = 20.07 m²

This specification will be reviewed as solar technology becomes more efficient.

- 5.1 The wiring of all systems must comply with latest applicable National Building Regulation and SANS specifications as may be advised from time to time.
- 5.2 A battery store may be built to house batteries and to attach solar panels to. Maximum size 6m² and must be built in close proximity to the dwelling.
- 5.3 A concrete roof is required over the battery store and this may be a maximum of 2,6m high.
- 5.4 Solar panels may be placed on top of the concrete roof over the battery store. Max height 4.00m (Max 2.600 m high for Battery store and 1.400 m for panels + frame work) Note: panels at 45°
- 5.5 Solar panels may also be attached to a free-standing support, independent of the battery store. Height: total height 4.00 m to top of panels.
- 5.6 Solar panels shall not be attached on a thatched roof.
This is an insurance requirement due to fire risk.

- 5.7 Care must be taken with the aesthetics of the solar installation to ensure that it will have the least visual impact on neighbours and ought to be constructed high enough to be out of reach of passing game, including elephant. Max height 4.00m including panels.
Consideration should be given to placing the panels at ground level and rock packing around them to protect from animals.
- 5.8 External lighting based on low wattage systems is permitted but shall not contribute to light pollution in any way and in particular external lights shall not disturb neighbours. The light source must be above the lintel height or hidden from view.
- 5.9. Air conditioners are permitted, but they must be the split level unit type as they must have the lowest Db levels available. Details must be given to the Board for approval.
- 5.10 The wiring of the entire electrical installation for each unit (dwelling and all outbuildings and external lights), must be in accordance with the same standards as those applicable to an “on-grid” installation and a Certificate of Compliance to that effect shall be lodged with the Reserve Manager or Building Director before final inspection and prior to the granting of the Occupation Certificate. In the event where a full rebuild is undertaken or an electrical system is completely replaced an official Certificate of Compliance must be obtained. A copy of The COC must be kept with the Reserve Manager for Insurance Purposes.
- 5.11 The use of generators as a permanent electrical power source to the unit are not permitted.

6 PLUMBING

- 6.1 All plumbing to conform to latest National Building Regulation and SANS specifications.
- 6.2 The farm supplies water to the unit’s stopcock only.
- 6.3 No warranties are given as to the cleanliness of the water and members shall be responsible for installing water filtration systems should they consider this necessary.
- 6.4 Only the use of high pressure fittings and pipes will be allowed (SABS Class 6 for 50mm or greater and Class 10 for 25 – 50mm).
- 6.5 Piping to outside showers and toilets must be dug to 600mm or on a loose Connection that can be connected/disconnected.

- 6.6 Outside taps must also be “elephant-proofed”.
- 6.7 No external water storage tanks are allowed.

7. SEWERAGE

- 7.1 All sewerage and drainage systems (septic tanks and French drains) to comply with the latest National Building Regulations and SANS specifications for materials and design, and shall be environmentally compliant.
- 7.2 All sewer and waste pipes to have rodding eyes
- 7.3 Septic tanks must have an inspection hatch for cleaning and unblocking.
- 7.4 All waste water (bath, shower, basins, etc) must be fed into the French drain and not into the septic tank
- 7.5 French drain pipes must be constructed to avoid roots entering.
- 7.6 All components of an effluent treatment system installed must be sufficiently protected against possible damage from wild animals.

8. GAS

- 8.1 Gas installations must comply with the latest SANS Regulations
- 8.2 A gas compliance certificate will be required.
- 8.3 The positioning of the geysers must comply with SANS Regulations.
- 8.4 Gas bottle storage must be positioned and built according to SANS 10087-1:2013 and must not be sighted near open sewerage drains and should be housed in a structure not attached to main dwelling. This must serve to protect the gas bottles, structure should not be less than 3.00 m from a thatched roof overhang.
- 8.5 The structure must have a concrete plinth for the bottles to stand on. The side and back of the structure must be built/ constructed with a 230 brick

wall 1.800 m high. The structure must not have a roof or be closed in the front. (See drawing attached.)

- 8.6 Gas bottles must be chained and not locked up, specifically to allow for their speedy removal in the event of fire. (Refer fire policy)

9. GLAZING

This must comply with the latest National Building Regulations.

10. CONTRACTORS REGULATIONS + INDEMNITY

- 10.1 Detailed Contractors Regulations and Indemnity are contained in Form D and form part of the N'tsiri Building Regulations.
- 10.2 As such the detailed Contractors Regulations and Indemnity shall be read as if and deemed to be incorporated in these Regulations.
- 10.3 It is incumbent upon the member to obtain the Contractor's signature on all copies of the plans and Contractor's Regulations and Indemnity Form D and Form E prior to obtaining final approval of the plans.
- 10.4 The duly signed copies of all documents, including the proposed work contract, required for plan approval by the Board of Directors, shall be submitted together with the Member's application.
- 10.5 After approval to commence and the proposed work has been granted by the Building Director – a contractor may not be substituted without the written consent of the Building Director.
- 10.6 Such substitute contractor shall comply with the regulations and must sign a copy of approved plans and regulations held in the office, prior to him commencing any proposed work contracts operations. The new proposed work contract shall comply with these regulations which shall be annexed thereto and form part thereof, a duly signed copy of which shall be lodged with the Building Director.
Contractor's Indemnity must be signed by all his staff and issued to the Reserve Manager.
- 10.7 Insurance – during any building operations the N'tsiri insurance cover is suspended, therefore the member must ensure that the contractor has sufficient "All Risk" contractors insurance to cover the costs of all the work to be undertaken, alternatively, the member may take out special building insurance cover from N'tsiri to cover for all insurance eventualities whilst

construction or maintenance is being undertaken. This can be arranged through our Company Secretary as required.

- 10.8 The contractor is to approve all sub-contractors and must notify the Reserve Manager of their arrival. The contractor must ensure that every sub-contractor is aware of the N'tsiri building regulations and their responsibilities to the Main Contractor.
- 10.9 Deviations Drawings to be submitted on completing of construction prior to an Occupation Certificate being issued.
- 10.10 The contractor will also be required to sign off on the building processes as per Form E – Building Progress Authorisation.

11. GENERAL

- 11.1 Trees, shrubs, bushes or other indigenous plants falling outside the area covered by the building footprint, may not be removed without the prior approval of the Building Director and/or the Reserve Manager.
- 11.2 Once building plans have been approved, any subsequent changes will require the re-submission and approval of such amended plans.
- 11.3 No contractors will be permitted on site unless all the requisite documentation has been submitted and approvals granted and the required deposits have been paid.
- 11.4 Should it be discovered at any time that:
 - (i) Members have increased the size of the buildings over and above that in the approved plans or;
 - (ii) the size of the buildings are reflected incorrectly in the approved plans;Then and in such an event the Builder Suspension Order Form F will be issued by the Building Director or Reserve Manager, both of whom shall have full authority to do so, with full impunity, and the member shall be instructed to reduce the size of the building to that previously approved size as per the approved plans, or the required size, which rectification shall be done at the cost of the member.
- 11.5 Roof structures containing “Whirly Birds”, TV aerials, dishes and cell phone antennae’s, are dissuaded and should be placed either within the roof structure or in positions which will have the least negative impact on neighbours and aesthetics in general. IE below the ridge line. Per point 1.3 of

these regulations, the formal building application process will need to be followed for this type of installation.

- 11.6 No fireplaces and chimneys are permitted in the main dwelling structure.
- 11.7 Lightning conductors are not permitted.

12. SUMMARY OF BUILDING PROCEDURES

For major renovations and new builds:

- 12.1 Submit draft building and site plans to Reserve Manager /Building Director.
- 12.2 Seek approval of Board in principle.
- 12.3 If Board approves Draft Plans in principle then member to seek approval in principle from affected neighbours
- 12.4 If neighbours approve draft plans, then:
 - 12.4.1 Submit final building and site plans /all other relevant forms, in triplicate, signed by the Owner and Builder to the Reserve Manager.
 - 12.4.2 If approval is not granted by Neighbours then the Board will make the final decision. See Member Requirements 1.3 and 1.4
 - 12.4.3 Pay building deposits and extra footprint costs if applicable.
- 12.5 Lay out foundations and get approval from the Reserve Manager and/or Building Director re correct measurements and location.
- 12.6 Follow building procedures as laid down in Form E
- 12.7 Final inspection after site has been cleared.
- 12.8 If final inspection is passed, then deposits may be refunded if all is in order.
- 12.9 If there have been breaches of the Building Regulations or Builder's Regulations, fines may be levied. These fines will be deducted from the Builder's deposit and will be determined by the Board of Directors in their sole discretion.

SUMMARY OF FOOTPRINT AREAS

A. Standard New Build

1. Dwelling /Internal areas (Measured from outside of external walls) - 170m ² extra 30m ² available on application	200m ²
2. External areas covered and uncovered, patios + external showers, storeroom inclusive of all walkways/pathways whether paved or not- 150m ²	150m ²
3. Carport	- 36m ² 36m ²
4. Gas Bottle Enclosure	- 2m ² 2m ²
Total	358m ² 388m ²

MINIMUM MAINTENANCE STANDARDS

- 13.1 Roof to be structurally sound and thatch to be in good condition – correct thickness, no rotten patches and protected by wire mesh.
- 13.2 All windows, doors and screens to be undamaged and regularly inspected and maintained.
- 13.3 External painted surfaces to be appropriate pre-approved colour and retained in a clean and good condition.

- 13.4 Wooden decks should preferably be treated and are to be regularly checked for structural soundness and degradation of the wood through weathering or insect or animal or other damage. Damaged wood shall immediately be replaced by the member.
- 13.5 The exposure of foundations and drip slabs will not be permitted and must be maintained correctly.
- 13.6 French drains to be properly buried and suitably maintained.
- 13.7 Roof caps shall be regularly checked for cracks and repaired and painted with a durable black paint.
- 13.8 General tidiness around bungalows is to be strictly maintained at all times.
- 13.9 A failure by a member to properly and adequately maintain his/her structures and surrounding environment, notwithstanding having been furnished by the Building Director with written notice to attend to specific items of maintenance, shall entitle the Building Director to attend to such maintenance and recover the fair reasonable and necessary cost thereof from the member.