

CALYPSO BEACH HOMEOWNERS ASSOCIATION

(a Homeowners Association established i.t.o. Section 29 of the Land Use Planning Ordinance No 15 of 1985)

CALYPSO BEACH HOUSEKEEPING RULES FOR BUILDING CONTRACTORS

The contractor is to advise **Morne Dettmer** 48 hours before establishing his site so as to arrange a site meeting. Mr Dettmer can be reached on 0735864366.

Access Control Procedure for Contractors and Workers:

- All contractors and workers **MUST** park in the entrance parking area when they arrive.
- All contractors and workers **MUST** have at least one of the following identification documents:
 - a. ID
 - b. Drivers License
 - c. Passport
 - d. Work Permit
- **IF THE CONTRACTOR OR WORKER DOES NOT HAVE SOME KIND OF IDENTIFICATION DOCUMENT THEY WILL NOT BE GRANTED ACCESS INTO THE ESTATE.**
- All identification documents must be handed to the Calypso Beach Security on arrival and will be given back when exiting the estate.
- ID tags will be issued to each contractor and employee and must be visible at all times.

1. The contractor needs to hand in the following at the site meeting:

- A declaration of acceptance signed by both the owner and the builder.
- A copy of the deposit slip or confirmation from the managing agent confirming that the builder's fee and land surveyor's fees for the final height survey has been paid.
(The builder's levy is R5000 and builder's deposit is R5000 which will be refunded after completion if there has been no damage to the association property. A builder's fee is not required for minor alterations and additions.
- The owner must provide the estate manager with a copy of the **Municipal Approved Plans** at the site meeting.

2. Written consent from the owner of the neighbouring plot to be produced at the site meeting should the builder wish to use a neighbouring plot for storage of material.

3. **Building times are as follows:**

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| Monday to Friday | : 07:00 to 18:00 (be offsite by 18:30) |
| Saturday | : 08:00 to 13:00 (be offsite by 13:30) |
| Sunday and public holidays | : No building allowed |
| Saturday on Easter Weekend | : No building allowed |

4. All contractor personnel are to be transported to and from the worksite. No labour will be allowed to enter or leave the development on foot. If labour arrives late for work at the gate, the guards will keep them at the gate until 09:00 for builders to collect them. Thereafter all latecomers will be directed away from the development.

5. All building contractors and their employees must wear yellow bibs at all times within the estate. The bibs must specify the contractor's company name, contractor's contact number and erf number on which they are working. The bibs must be supplied by the building contractor.

6. Contractors must erect a neat sign board on every construction site displaying the following information:
 - Name of contractor
 - Contact number of contractor
 - Name of owner
 - Contact number of owner
 - Erf number
7. In the event that a building contractor is building on more than one site. All contractor personnel, materials and equipment should be transported to other worksites in the development, where practically possible.
8. No contractor personnel will be allowed to walk around in the development, beaches and public areas. The privacy of owners is to be respected at all times.
9. The contractor is to store all building materials within the boundaries of the site. Roads and adjacent plots may not be used without the written consent of the owner of the plot. Please note that contractors face a trespassing charge if they use a plot or public space illegally. The owner using the plot undertakes to clear all building rubble from the neighbouring plot and make sure that the plot is returned to its initial state, failing which, the association will do the necessary repairs and charge the owner's levy account for the cost of the repair work.
10. All contractors will be required to set up a boundary screen of green shade cloth around their entire construction site at all times from the beginning of construction until the house is complete.
11. **Dust and Sand Suppression:** Where necessary, the erection of a shade cloth screen must be erected at the discretion of the estate manager at the site meeting in order to minimize dust and sand pollution on neighbouring properties.
12. Parking of a contractor's vehicles is limited to the immediate proximity of the site only. A speed limit of 20 km/h must be maintained at all times. Contractors are not allowed to take any "short cuts" over other plots and conservation areas.
13. All sites must be equipped with sufficient chemical toilets for the number of personnel on site and these toilets must be serviced regularly.
14. All sites are to be kept tidy at all times and material must be stored neatly on site. Building rubble must be removed at regular intervals.
15. The contractor will ensure that the property of the homeowners association and other homeowners is protected at all times.
16. A suitable receptacle to hold all papers, plastic, cement bags and other builders' rubble must be available on site at all times. The builder must ensure that this receptacle is emptied regularly at the municipal dump site.
17. No fires are allowed on site.
18. **Water Meters:** Water meters must be installed in a position where it is easily accessible (not closed in by boundary walls).
19. No owner will be allowed to carry out any construction or maintenance outside the building times. Only once the occupation certificate has been submitted may an owner carry out maintenance work.
20. **Holes:** Any holes dug which pose a potential danger must be cordoned off or covered. The association reserves the right to make safe any situation at its sole discretion, the cost of which will be charged to the owner.
21. The contractor must remove all advertising once the occupation certificate has been submitted.
22. The contractor will ensure that all his personnel are familiar with these rules.

23. The owner/contractor must ensure that all mechanical equipment in respect of air conditioners is concealed.
24. No erven may be cleared of natural habitat until such time as the homeowner has given 14 days written notice of their intention to do so to the estate manager.
25. If any contractor damages any adjacent property or buildings the owner will be held responsible by the association and any costs incurred by the association to repair these damages will be withheld from the owner's builder's deposit.
26. **Please note that your surface bed may only be laid once a certificate from a registered land surveyor has been submitted to the estate manager, certifying that the foundations have been built in the correct position and level according to the approved plans.**

Homeowners and contractors are to note and take heed of the Association's fine structure.

Non-compliance with the above rules will result in the following fines being imposed on the owner's levy account:

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| First transgression | - | Written warning |
| Second transgression | - | Written warning plus R 1000 fine |
| Third transgression | - | Written warning plus R 2000 fine |
| Fourth transgression | - | Written warning plus R 3000 fine |

Each further transgression will result in further fines incrementally increasing by R 1000.

Should the contractor persist to ignore the rules after a maximum of 6 (six) warnings, the contractor will not be allowed to access the Calypso Beach development.

The Calypso Beach Homeowners Association will not be liable for any claims that the contractor or homeowner may make for access being denied.

Note: These rules may be amended without prior notice.

Contact details:

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| Security Booth | : 022 772 2174 |
| Security Manager (HD Badenhorst) | : 0845510109 |
| Estate Manager (Morne Dettmer) | : 0735864366 |
| Managing Agent (Land and Sea) | : 021 3001640 |