



W E S T R U T H E R

**ARCHITECTURAL
DESIGN REQUIREMENTS**

NOVEMBER 2017

PREPARED BY:

zka architecture

P O Box 1485

Durbanville 7551

082 851 6723

zirrkay@wol.co.za

NOTE: pictures only shows elements of the architecture and must be read together with rest of architectural requirements

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1. INTRODUCTION

The guidelines have been carefully developed so as to establish a timeless and collective architectural identity throughout the Estate without inhibiting the individual's creativity and style. The elements that form the essence of the style and the control of these elements are explained in this document.

The control elements are, amongst other things; the covering, pitch and colour of the roofs; exterior paint colours; the street and environmental interfaces; the appearances of the windows and relationship between buildings. By controlling these elements, the full potential will be realized as it is being developed, and will in turn, grow the investment that homeowners have made in their property. Specifically excluded elements are listed to prevent drastic style clashes.

Design principles have been established with the intention to create compatibility of Architectural styles rather than repetition.

To encourage a variety within the constraints of these requirements, interpretation and flexibility is vitally important to achieve a harmonious aesthetically pleasing development character without being excessively prescriptive and without eliminating freedom of choice.

All building designs are to be presented to the Architectural Review Committee or Control Architect for approval prior to submission to Council. The procedure and requirements are set out under **Building Plan Submissions**. **In respect of the interpretation of these guidelines, the decision of the Architectural Review Committee is final and binding.**

These guidelines are subject to change from time to time only as and when approved by WESTRUTHER Home Owners Association (WHOA) and the Local Authority.

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Waivers to plans

The control Architect and/or HOA reserve the right to approve specific waivers in terms of these guidelines should Architectural merit be identified. Should any waivers be granted it will not set a precedent for future plan submissions in any way whatsoever.



Note: Only representation of typical style. Cladding not allowed; refer to overall height limitations and roof pitch specifications in this document.

2. OVERVIEW OF REQUIREMENTS

- **Building time limit:** Construction of houses must commence within **36 months** of the date of transfer of the erf and is to be completed within **48 months** of the date of transfer of the erf. Penalties for non-compliance as per the WHOA.
- Only one dwelling will be permitted per site.
- An outbuilding no larger than 15% of the erf area will be allowed. (Outbuildings include: freestanding garage, storeroom, maids' quarters, pool house, etc.)
- The maximum coverage will be 60% of the individual ERF area.

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- The maximum Bulk or floor factor will be 70% of the total ERF area (including all covered areas).
- The minimum area of the house, including the area of the garage, covered verandas and first floor will be 200m².
- A maximum of 85% of the total ground floor plan area can be double storey (to avoid large block structures). Patios and pergola roofs may be included in this calculation.
- Height restriction is 7.5m measured vertically from the Natural Ground Floor level prior to construction of the dwelling.
- Main roof pitch allowed: 20° - 25° (degrees) only.

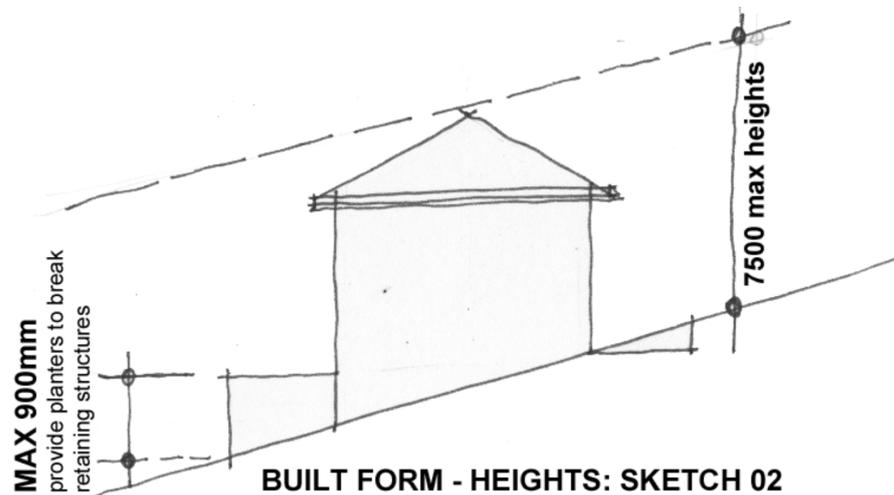
3. BUILD FORM

- Dwellings are to be positioned in such a way that they make maximum use of the Northern sun and create sheltered areas away from the southern winds.
- Building designs must follow the natural contour of the land. On sloped properties the house and/or patio finished floor level can be raised a maximum of 900mm above the natural ground level or must be stepped with planter or lower patio areas to break retaining wall structures (**SKETCH 02**).
- Dwellings must be placed parallel or perpendicular to the street.
- The main roof structure of the dwelling must have a double-pitched hipped roof with no gable ends. Flat concrete roofs, with 13mm crushed brown stone finish, can be used around pitched roofs and to link buildings.
- The street elevation must be articulated with a lean-to roof, veranda structure, pergola and/or build "werf" wall of max 900mm high. These structures must be at least 6.0m wide (facing the street) (**SKETCH 03**).
- No portion of the built structure will be higher than 7.5m above the point on the natural surface of the ground, vertically below it. Contours to be indicated on all plan submissions (**SKETCH 02**).
- Overlooking features onto neighbouring properties will be restricted (balconies and windows).
- Balconies will be allowed to face the street, perimeter fence and public open areas but the side elevations within 3.5m of neighbouring properties must be screened from neighbouring properties with a 1.8m high screen wall (brickwork or hardwood screens). No other screen walls will be allowed
- Windows on first floor levels, facing neighbouring properties: Existing houses and privacy will be considered & respected when scrutinizing plans. New designs must allow for maximum privacy. Larger windows must be fixed (no openable sections below 1.8m) and sandblasted.

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Exclusions

- Tuscan or Mediterranean reproductions, Decorative Victorian or Cape Dutch reproductions, Gable ends, Flat roofs without parapets



4. BUILDING LINE AND SETBACK REQUIREMENTS (see sketch 01)

Street building lines:

- Garage: 4m
- Dwellings: 2.5m for single storey and 4m for double storey.
- A portion of the building can be at 2m from the street boundary. This portion can be a maximum of 15% of a street boundary length. If the street boundary is 22m you will be allowed 3,3m of the house on the 2m line.
- Balconies (without roof structures): 2,5m
- Ground floor pergolas, lean-to roofs, veranda structures: 1.5m

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Common boundaries:

- Garage: 1m for pitched roofs with maximum wall plate height of 3.5m. 0m for flat roofs with maximum dimensions of 3.5m high x 7.5m deep.
- Single storey with a maximum wallplate height of 3.5m: 1.5m
- Double storey: 2m
- Pergolas, veranda structures: 1.0m (these structures may not be enclosed)

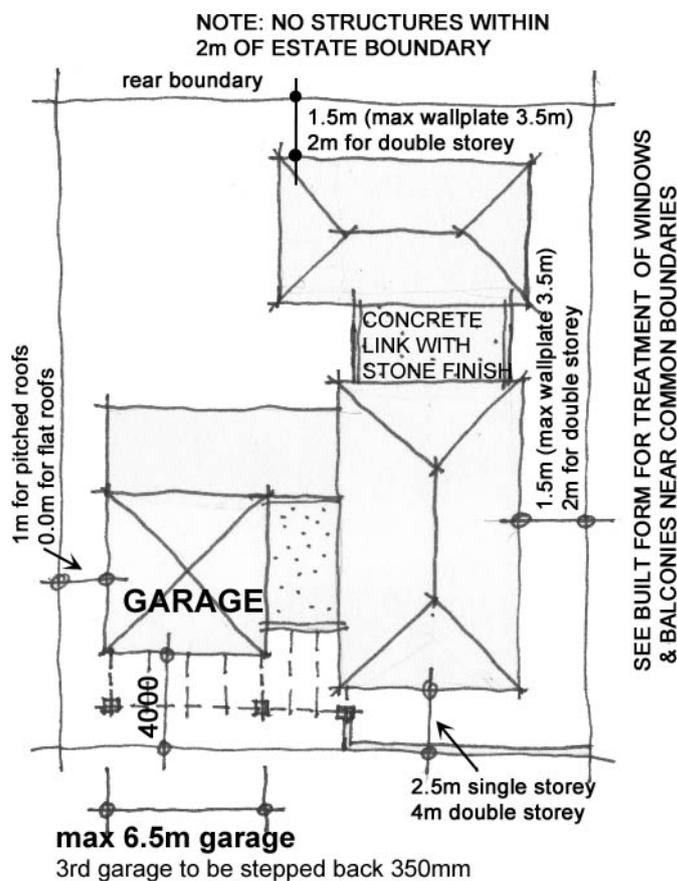
Private open space:

- Single and double storey: 1.5m
- Pergolas, veranda structures, patios: 1.0m (these structures may not be enclosed)

WESTRUTHER perimeter fence:

- No structure will be allowed within 2m of perimeter fence

Also see "Build Form" for window and balcony requirements on common boundary lines



BUILT FORM - SITE: SKETCH 01

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5. ROOFS

- The main form must have a double pitched hipped roof of 20° - 25°. Different roof pitches cannot be used together.
- “Dutch gable” details will be allowed on hipped roofs.
- No mono pitch roofs or differently pitched roofs will be allowed over a main form.
- Gable ends: Can only be used to emphasise an element of the architecture. This can be a maximum of 3m wide with the same pitch as the main roof.
- Single storey pitched roofs must have a minimum wall plate height of 3m (**SKETCH 03**).

- Pitched roof structure may have a maximum of 350mm overhang/eave.
- Roofs longer than 13m (measured from fascia to fascia line) must be split to break elevation lines. Flat concrete linking structures or min 800mm projecting roof structures can be used - (**SKETCH 03 & 04**).
- Flat roofs: Maximum of 40% of bulk (floor factor). Must be concrete and can be used around pitched roofs and to link buildings. Provide 13mm crushed brown stone finish.
- Flat roof structure may not cut into a pitched roof and must be under the roof overhang.
- Raised light wells on ridges will be allowed but will be viewed strictly according to rest of guidelines and architectural merit.
- Roof lights or skylights fitted into pitched roofs must be at the same pitch and of the same colour as the roof material used. Maximum size of skylights 1200x900mm.
- A lean-to or veranda roofs must have a 5° pitch with the same roof materials as the main form on build precast round concrete pillars, square brickwork plastered columns, a combination hereof or thick timber sections. Visible timber sections must be hardwood or painted. NO visible stained pine will be allowed. Ends of visible rafters must have a shaped or curved detail – (**SKETCH 07**).
- The placement of solar panels, heat pumps and air-conditioning equipment must be taken into account when designing the dwelling and shown on submitted plans.

Materials and colours

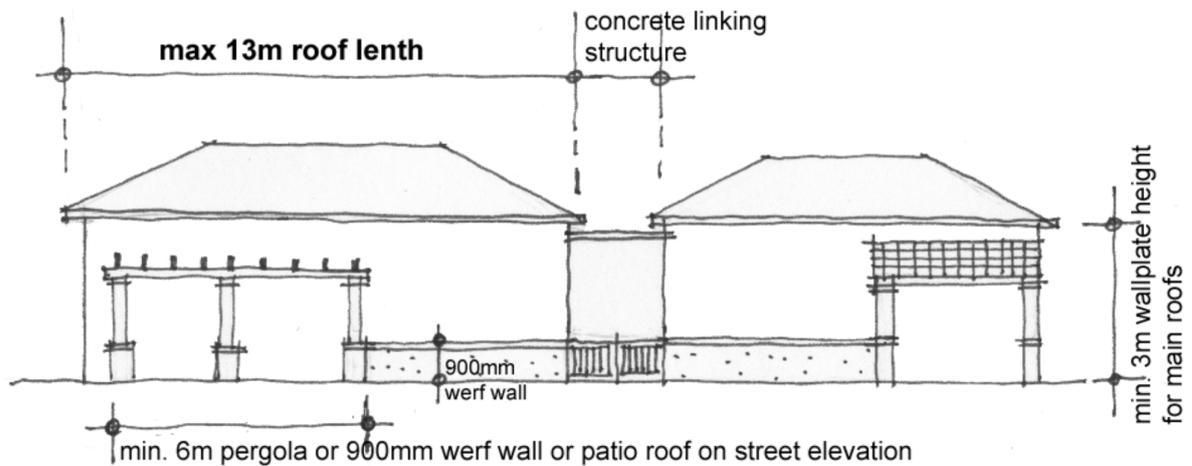
- Tiles: Coverland / Monier Elite concrete roof tile: Slate grey. Marley Roofing: Modern Rustic Slate.
- Roof sheeting: Corrugated iron sheeting in pre-painted finish in shades of medium and dark grey only (no natural metal finishes).
- Roof sheeting must be non-reflective.
- Natural dark grey slate tiles.

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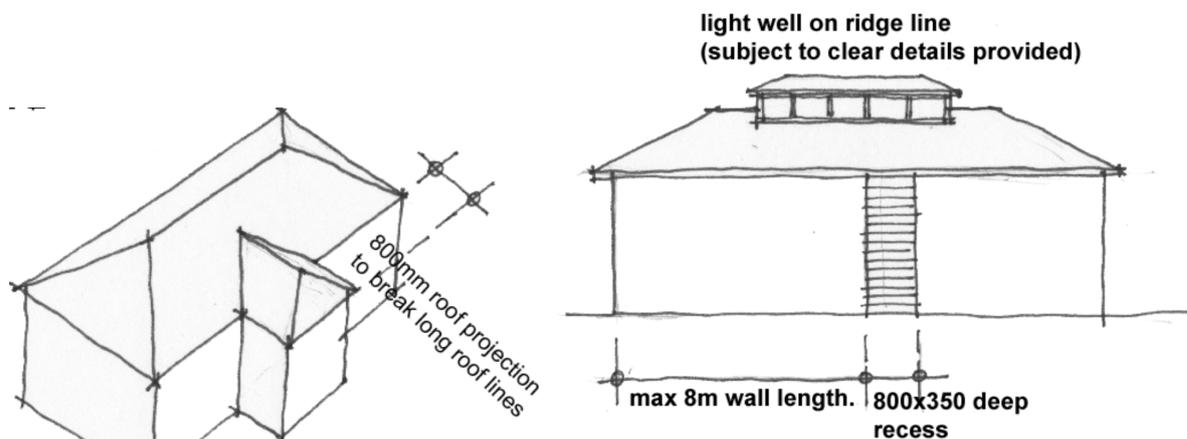
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Exclusions

- Thatched roofs.
- Roof finishes and colours other than indicated above.
- Perspex domed roofs or similar.
- Prefabricated carport structures.
- Unpainted and reflective metal sheeting.
- wind-driven extractor fans
- Multi-coloured finishes

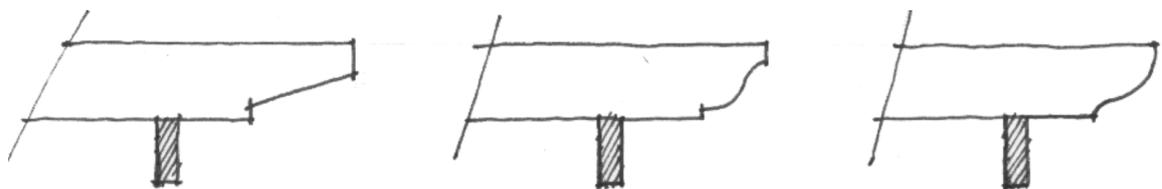


TYPICAL BUILT FORM: SKETCH 03



BUILD FORM - ROOF: SKETCH 04

RAISED ROOF LIGHT WELL & ELEVATION RECESS: SKETCH 05



PERGOLA END TREATMENT / FINISH: SKETCH 07

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NOTE: pictures only shows elements of the architecture and must be read together with rest of arch. Requirements (GABLE ENDS LIMITED AND NO CLADDING ALLOWED)



NOTE: pictures only shows elements of the architecture and must be read together with rest of arch. Requirements (no glass house structures or bagged finishes allowed)

6. WALLS

- General or predominant finish must be plaster but the following details will be allowed.
- Cladding:
 - Hardwood, untreated or varnished, timber cladding can be used on very small, approved portions of the dwelling.
- Walls on plan (or elevation) more than 8m in length and without any pergolas or veranda structures must have a minimum setback or recess of 350mm deep x 800mm wide (**SKETCH 5 & 6**). Projecting fireplaces or functional projections to break the elevation walls will be allowed.
- Garages on street elevations can only be 6500mm wide. A 350mm setback must be provided for wider/extra or longer garages – (**SKETCH 11**).

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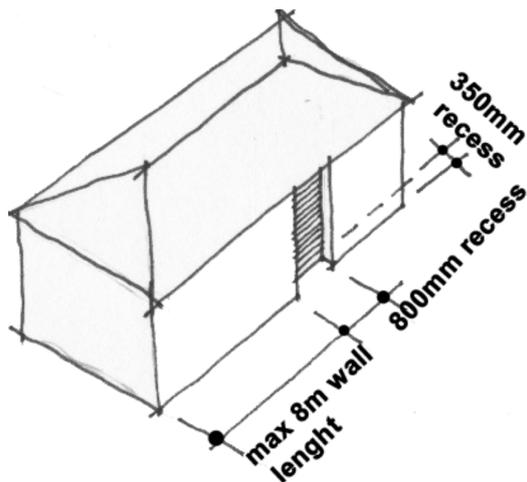
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Colours – external walls

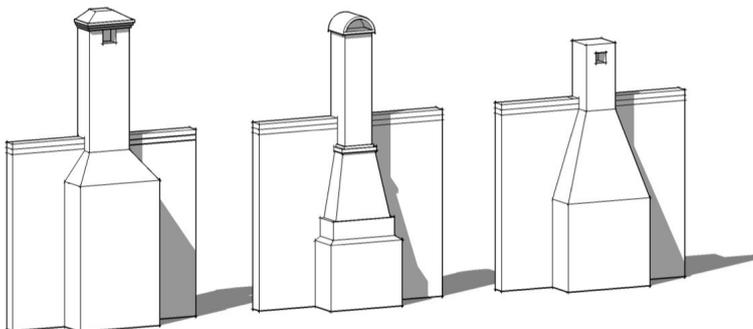
- Paint colours must be white or shades of white (brown/earthy or grey shades only).
The following paint colours must be used Plascon A1-1 White Orchid, etc. (as agreed by the HOA)
- No shades of blue, yellow, pink or bright colours (yellow, blue, red etc.) will be allowed.
- Only single paint colour can be used per dwelling.

Exclusions

- Facebrick.
- Bagged brickwork.
- Two paint colours.
- Large format and textured sheeting materials.
- Stone or any tile cladding on elevations.
- Timber log homes structures.



MAX WALL LENGTH: SKETCH 06



FIREPLACE & BRAAI TREATMENT

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Allowed: columns, roof lines, windows and verandas.

NOTE: pictures only shows elements of the architecture and must be read together with rest of arch. requirements

7. WINDOWS & DOORS

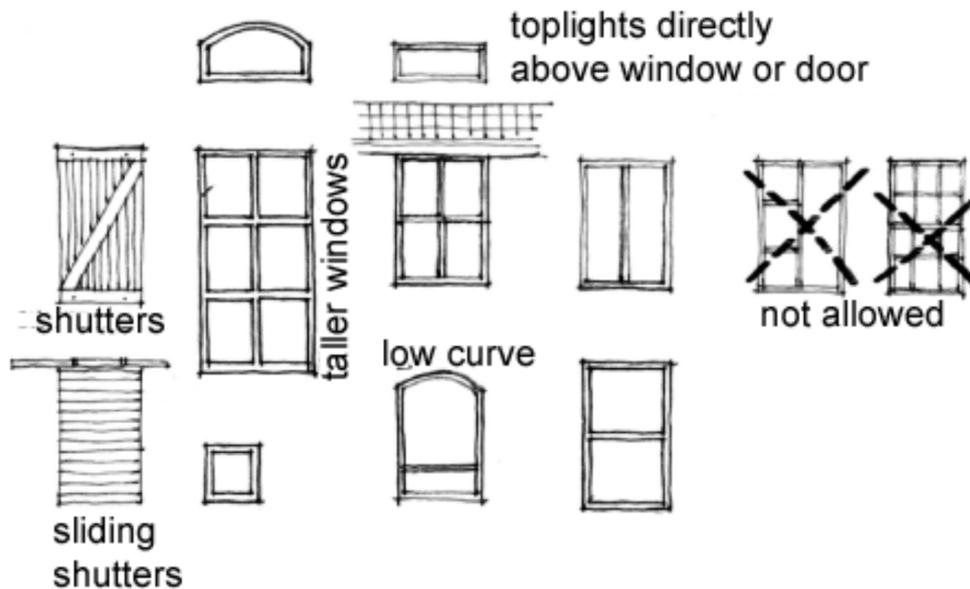
- The predominant shape of windows and doors must be vertical proportioned but with exclusions as listed below:
 - Horizontal proportioned toplight windows directly above doors or lower level windows may be used (this must form a unit on elevation)
 - 350mm maximum height x 1800mm minimum width horizontal windows will be considered as details on elevations.
 - Using windows and doors in a series or sliding/stacking doors behind verandas or pergolas may form larger openings.
- Shutters: Timber shutters or aluminium sliding shutters or aluminium louvers will be required where after Architectural scrutiny this is considered appropriate to break or enhance elevations.
- Entrance doors must either be recessed a minimum of 800mm into the structure or be provided with a veranda or pergola detail over the door.
- Minimum brickwork wall size between windows and doors to be 460mm.
- Windows and doors must line up or form a unit on double storey houses – **(SKETCH 10)**.
- Placing of windows must be kept simple and uniform. No randomly placed elements will be allowed - **(SKETCH 10)**.
- Also see “Build Form” for windows facing neighbouring properties. Existing buildings/privacy will always be considered when scrutinizing plans.

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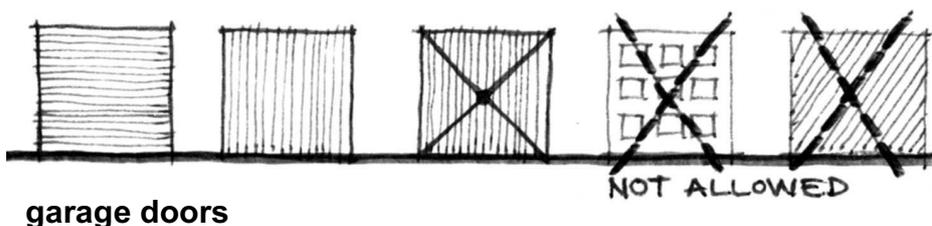
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Colours & Finishes

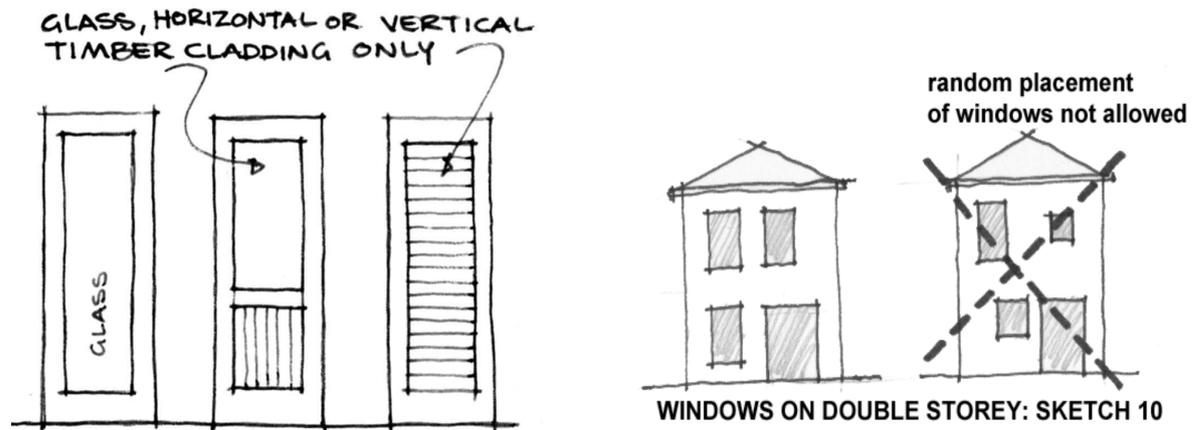
- Matt white and matt stone grey (Interpon D 25) powder coated aluminium and white painted timber or natural timber only. Timber sections to be similar to Swartland Cape Culture range of windows. (See <http://www.windoorsa.com/swartland/cape-culture>)
- Only one window & door colour will be allowed per house. Natural wood finishes and aluminium cannot be used together. Front doors, gates, garage doors, windows and other doors to be the same colour and similar in design. Front door finish may vary should this be used as a feature but is subject to approval by Architectural scrutiny.
- All doors, including front doors and garage doors, must be kept simple in design and specified on plans. Only horizontal or vertical details and large glazed portions will be allowed. No angled, curved, carved or small pane details on doors will be allowed.
- No fibreglass or PVC windows and doors will be allowed.
- No small pane cottage window frames, glass bricks, concrete or "winblock type" windows will be allowed.
- No reflective or mirrored glass will be allowed.



WINDOW STYLES AND PROPORTIONS: SKETCH 08



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doors types



NOTE: pictures only shows elements of the architecture and must be read together with rest of arch. Requirements (no bagged finishes allowed)

8. BOUNDARY WALLS

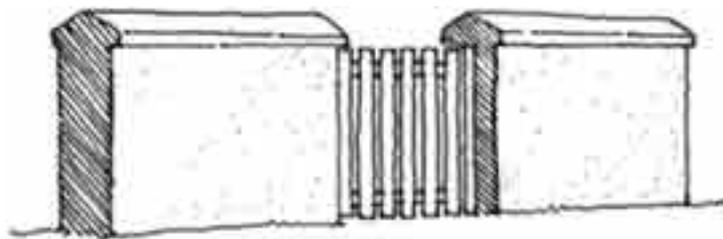
The following boundary wall options will be allowed and can be used where indicated under points 8.1 - 8.4.

- **Option 1:** 900-1200mm high traditional farmstyle “werf” walling with curved top and pillars at large intervals as required.
- **Option 2:** 1800mm high wall with 1900mm high columns at 2500mm centres. (*Take note of special conditions when used on street boundary and public open space)
- **Option 3:** 1800mm high palisade fencing with 1900mm high columns at 2500mm centres. Provide 230mm wide x 400mm high wall between columns. Palisade fencing cannot be bulky and with a maximum of 20x20 galvanised steel bars. Provide a dark grey paint finish.

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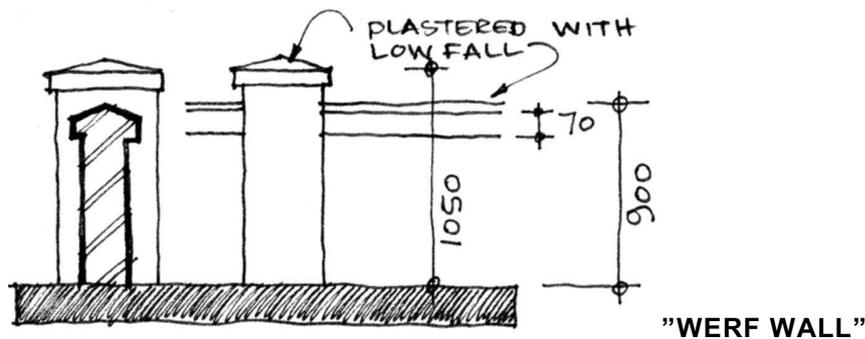
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- **Option 4:** 1800mm high solid 140mm or 190mm thick build wall. No columns required other than per Council regulations. Cannot be visible from the street.
- **8.1. Walls facing street boundaries:**
 - Dwellings with entertainment and living spaces to rear or away from street view can only use option 1 or 3.
 - Dwellings with living spaces exposed towards the street can use option 1, 2* or 3.
*With option 2 at least 40% of the total street boundary length must be palisade fencing or have a 1.5m setback from the street boundary
- **8.2. Wall facing private open spaces**
 - Only options 1, 2* or 3 can be used.
*With option 2 at least 30% of total boundary length must be palisade fencing
- **8.3. Walls between neighbours**
 - Any of the options 1-4 can be used but option 4 may not be visible from the street.
 - Kitchens, staff accommodation and washing yards must be screened from the neighbouring properties using options 2 or 4.
 - Brickwork between columns must be 190mm or 230mm thick and centrally positioned.
 - Columns must be 400x400mm or 460x460mm and at 2500mm centres.
 - Top of walls and columns to be finished with a 70mm wide plasterband and pyramid, round or square shaped capping.
 - Boundary walls must be plastered and painted. Clay R.O.K brickwork may be bagged but must be presented for Architectural scrutiny approval prior to construction.
 - No precast walling, vibracrete or similar, will be allowed.



"WERF WALL"

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9. EXTERNAL BALUSTRADING (sketch 09)

- Galvanized and painted steel in dark grey finish. Railing: 50mm \varnothing steel or 96x44 hardwood timber mounted to top.
- Steel sections:
 - Framework: Width = 50 to 80mm. Thickness 5 to 25mm
 - Infill sections: 5 to 12mm thick flat sections. 12mm \varnothing steel rods.
- 800mm high solid build wall with handrail over
- Alternative wrought iron designs will be considered with submission of detailed drawings. Designs should be simple and fit in with the Architectural style.

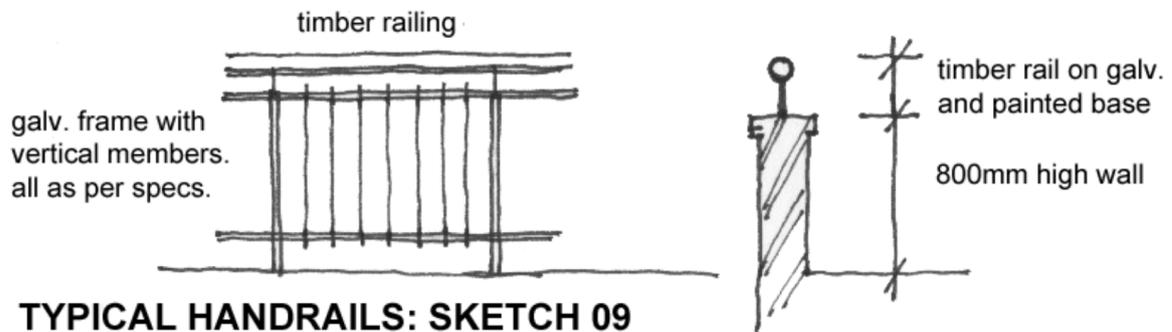
Exclusions

- Stainless steel framework or sections.
- Steel and aluminium panelling in frames.
- Heavy decorative wrought iron works.

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- Glazing in aluminium frames.
- Decorative / elaborate designs.



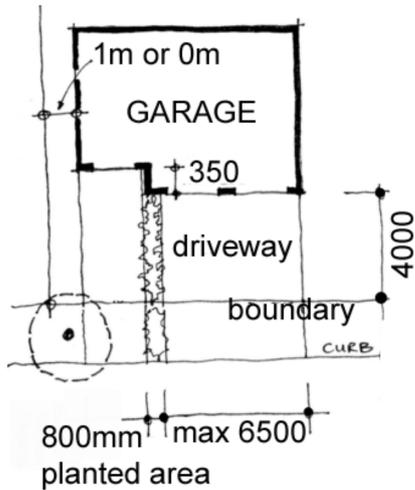
10. DRIVEWAYS (specify on plans)

- Driveways to be paved with maximum 13mm crushed Worcester brown exposed aggregate concrete pavers or in-situ cast concrete driveways with expansion joints (as per Lavarge Artevia).
- Neatly paved, red ROK brickwork may be used.
- A frame or border of 220mm wide with 110x110 grey/charcoal concrete cobblestone or De Hoop red clay pavers can be used.
- Driveways can be a maximum of 6.5m wide. Wider driveways must be split using a minimum of 800mm planted area between driveways – **(SKETCH 11)**. Maximum allowable paved areas on curb line will be 13m in total.

Exclusions

- Tared surfaces, other cement products, printed & coloured concrete and other stone colours or sizes.

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DRIVEWAY AND GARAGE: SKETCH 11

11. GATES (show designs on submitted plans)

- Gate designs must be indicated on submitted drawings.
- Gates must match lines of doors and of balustrading or palisade fencing.
- Galvanised and painted steel framework with hardwood timber infill panels will be allowed.
- Sheeting in any form (metal, plastic, fibre cement, etc.) is not permitted in the construction of gates.

12. BURGLAR BARS (indicate note on plan)

- Only internally mounted burglar bars will be considered. A simple grid pattern or horizontal lines, purpose made to suite the dimensions of the windows and to match window colour.

Exclusions

- External burglar bars.
- Externally visible Trellidor / Expanda-gate, Roller shutters or similar security systems.
- Internal decorative wrought iron burglar bars.

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13. ANTENNAE (indicate note on plan)

- No radio or television antennae or other similar equipment shall be located on the roof or street elevation of any building. Such equipment shall be located in the side or rear yard area or roof space.

14. POST BOXES

- Post boxes will be provided at the entrance to WESTRUTHER.

15. STREET NUMBERS (indicate note on plan)

- Only matt black lettering in a plain font (i.e. Arial) will be allowed. Maximum height of lettering: 200mm
- All lettering and numbering to be horizontally aligned.

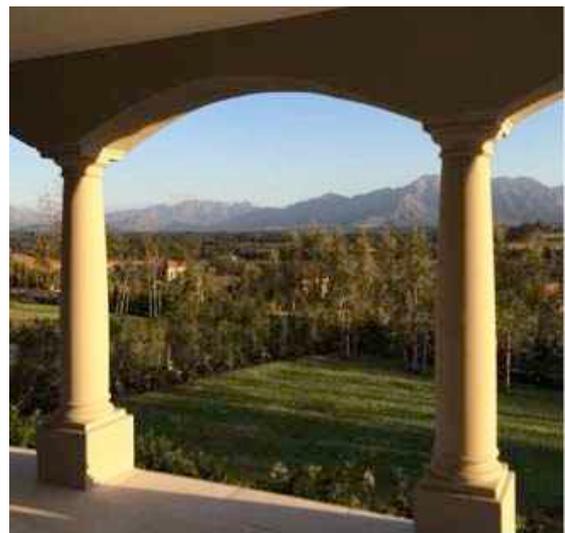
16. LANDSCAPING (indicate on submitted plans)

- The verge/pavement areas must be landscaped and maintained by the owner. No grass to be planted on pavement/verge areas (grass only allowed within site boundaries).
- 13mm Worcester brown crushed stones may be used for landscaped areas visible from the street but can not cover more than 35% of visible area.
- Red compacted earth with paved edging will be allowed when used together with small trees and scrubs. Detail plan to be submitted.
- No large trees will be allowed on pavement/verge areas. Large trees planted anywhere on erf must be approved by HOA. The objective is not to obscure views.
- Landscaping must add to the rural character of the estate and surrounding areas (Stellenbosch / Franschoek heritage areas). Tropical varieties (palm trees, etc.) will not be allowed.
- A landscape layout for areas visible from the street must be submitted for approval.
- Landscaped areas visible from the street must be completed before the building deposit will be refunded.

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17. GENERAL REQUIREMENTS

- All exposed plumbing must be screened from the street and plumbing from the first floor levels must be in a duct hidden from view.
- Solar geysers must be installed inside the roof space and cannot be visible externally. Solar panels must follow the pitch of the roof and may not be visible from the street.
- Solar panels placed on flat or low-pitched roofs must be screened on all sides and may not be visible on any of the elevations.
- Water storage tanks must be screened with brick walling or hardwood timber screens.
- Cottages, granny flats, outbuildings and additions must match the character of the original main building. No “wendy houses” or any prefabricated structures will be allowed.
- Temporary carports will not be allowed. Carports must match house design.
- Fabric awnings are not allowed.
- Air-conditioning units must be mounted at low level and screened from street and neighbouring properties.
- The requirements of the Local Authority Town Planning scheme and the National Building Regulations shall apply to all.



NOTE: pictures only shows elements of the architecture and must be read together with rest of arch. Requirements. No cladding allowed.

18. BUILDING PLAN SUBMISSION

CLEAR NOTE TO BE ON ALL DRAWINGS

All Construction and finishes must comply with WESTRUTHER Architectural requirements and approved plans. Any changes must be confirmed in writing by the WHOA.

- Designs and building plans must be prepared by SACAP registered professionals: Pr.S.Arch.T or Pr.Arch.
- Sketch plans and Council drawings to be submitted to Zirk Kay Architecture (ZKA) for approval prior to submission to Council.
- **Contact details:** Cell 082 851 6723, e-mail zirrkay@wol.co.za
- ZKA will approve or comment on the plan submission within one week.
- The aesthetic appearance and architectural character will be scrutinised for approval.

Submission Procedure:

- Prior to the submission of any plans the Architectural scrutiny fee, as determined by the WESTRUTHER Home Owners Association (WHOA), must be paid to ZKA.
- The first draft of the plans must then be submitted **via e-mail** to zirrkay@wol.co.za in PDF format.
- Amendments or approval notices will be e-mailed
- 5 sets of the revised plans must be resubmitted for signature and approval stamps. The attached LETTER OF COMPLIANCE must be completed and accompany these plans.
- Before the plans will be released for Council submission a refundable Building Deposit, as determined by the WHOA, must be paid to the WHOA.
- One set of drawings will be kept for record purposes.

- The architectural scrutiny fee includes a site inspection after completion of the house. ZKA will provide the owner with a completion certificate if the house, boundary walls and all finishes comply with the approved drawings. Only then may the house be occupied.
- **There should be no changes to the original approved and stamped drawings otherwise the certificate will not be issued and occupation of the dwelling may not take place**

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Plans to include:

- a site plan with contour lines
- floor plans indicating the dwelling layout, boundary walls, landscaping, driveways, solar panels, gas bottles, etc.
- elevations with all finishes and colour choices
- sections indicating the height restrictions
- roof layout
- area of house and outbuildings, coverage and bulk calculations

Waivers to plans

The control Architect reserves the right to approve specific waivers in terms of these guidelines should Architectural merit be identified. Should any waivers be granted it will not set a precedent for future plan submissions in any way whatsoever.

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19. CONTRACTORS

OWNER TO MAKE ALL CONTRACTORS AWARE OF THESE RULES

- Each property owner will be responsible for all activities of their Building Contractor and Sub-contractors (**Contractor**) while within the boundaries of WESTRUTHER.
- **Building work must be done according to the stamped and approved plans. The controlling architect and HOA must be consulted prior to any changes made.**
- A R1000 fine (**or as amended from time to time**) will be issued to the owner for any violation of the rules listed below. Fines must be paid before work can progress.
- The Contractor or owner must make sure that the water meter is in order, **tested to measure correctly**, correctly connected and secured and submit the meter reading to the WHOA before construction starts. **It must be positioned in such a way as to prevent damage to it**
- **The final water meter position must be outside the boundary wall on the pavement area and accessible at all times**
- The Contractor must provide a **site toilet** before any work may **begin** on site
- Contractor's employees or sub contractors will not be allowed to wonder around the Estate
- Contractor to provide suitable means of securing and disposing of building rubble
- **Wire** netting of 1.8m high, **covered with suitable plastic netting** must be used around the building site **to prevent unauthorised entry after hours and** to minimise dust, **plastic bags and papers etc.** Owners will be fined for materials blown or strewn around the Estate or outside the boundaries of their properties.
- The roads must be kept clean and clear from building materials at all times.
- **Only rigid trucks will be allowed on the estate, which means no "horse and trailer"**
- The Contractor or his foreman will be responsible for opening the gate for their employees to enter or exit the Estate. Fines will be issued if employees tamper with the gate, access control or security fence in any way.
- **Building hours:** Mondays to Fridays: 7am to 6pm. Saturdays: 7h30am – 4pm (no machinery or noisy work will be allowed to operate after 12noon). No building work on Sundays, Christmas day and Good Friday. Public holidays are treated as Saturdays. No building work during the normal yearend builder's holidays, which is from +-15 December to +-9 January of the next year.

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WESTRUTHER

20. LETTER OF COMPLIANCE: Erf.....WESTRUTHER, Stellenbosch

Please complete and submit with building plans. Delete items not applicable

I/we the registered / new owner(s) of Erf hereby confirm/agree to the following:

I/we have received a copy of the WESTRUTHER Architectural Requirements (revised) and the WESTRUTHER Home Owners Constitution (including all the revisions) and agree to the rules and regulations as stated therein

1. I/we are aware that the WHOA and the Controlling Architect has rights to enforce penalties/fines and/or remedial action
2. I/we agree to pay the required accounts (levies, water and sewer, penalties and fines etc.) as set out or requested by the WHOA and all legal fees incurred by the WHOA for the collection of outstanding payments
3. I/we will ensure that all payments to the WHOA and estimates of levies and services have been paid prior to permission for the transfer of this property will be given by the WHOA
4. I/we will inform the WHOA of the date I/we take occupation of the property
5. I/we agree to adhere to the arrangements regarding the issuing and use of remotes and access control for operating the entrance gate
6. I/we will construct and/or alter the dwelling on this property as per the WESTRUTHER Architectural Requirements and approved building plans, including all details and finishes
7. I/we will submit all changes of the approved plans to the controlling architect for approval prior to commencing construction
8. I/we will submit all external finishes to the controlling architect for approval prior to commencing these
9. When repainting the dwelling I/we will submit all external finishes to the controlling architect for approval prior to commencing these
10. I/we will deposit the required building deposit into the account of WHOA before permission will be granted for commencing construction
11. I/we agree that the building deposit will only be refunded and the levy reduced to the normal levy, once all have been completed as required by the controlling architect and after issuing of the completion certificate
12. I/we agree that newly constructed dwelling will only be occupied once I receive permission from the controlling architect
13. I/we agree that only rigid trucks, including furniture removal trucks, may enter the premises

Name Designation.....

Address.....

Telephone..... Fax.....

Cell phone..... Email.....

Signed: _____ At: _____ Date: _____

I/we hereby agree to comply with all the rules of the WESTRUTHER Home Owners Association.

initial here