



The Wilds Owner's Association (NPC)

Company Reg. No: 2003/008761/08

169 Trumpeter's Loop

The Wilds Estate

Pretorius Park X 15

Tel: 012 940 8285

www.the-wilds.co.za

Date: 27 May 2022

Dear Owner

Re: REVISION OF CARPORTS RULES AND REGULATIONS

At the AGM of 23 February 2022 - Special Resolution No 2 was accepted by the Members of the HOA. It states the following:

“Approval of a new aesthetics rule to allow flat roof, lean-to-type carports on the following conditions: Carports will be permitted according to the Tshwane Town Planning scheme. Carports are to be designed as an integral part of the main house and to match the design of the main house in all respects. Carports can be built within the 3.0 meters side boundary building line and must comply to the City of Tshwane Town Planning Scheme and must also be approved by the Neighbours: (Stand number, Name, Surname & Signature), the HOA & City of Tshwane approval required of which an Occupancy certificate will also be required. Building can only commence when the HOA received a copy of the approved Tshwane plan. The occupancy Certificate to be submitted after completion. Only one carport may be built on one side of the property where the 3.0 meters side boundary building line is transgressed.

1. Carport structures:

- 1.1 The structure must be constructed in such a manner to match the original design of the house, and in no way compromise the overall look of the house.
- 1.2 The carport may only be constructed within the 3.0 meters side boundary building line on one side of the house.
- 1.3 The carport shall be completely open on one side and the maximum length of a carport shall not exceed 7.5m in length.
- 1.4 A firewall must be built to comply with the municipal bylaws.
- 1.5 The roof must be constructed according to the approved material of the HOA. *

- 1.6 The carport must also be fitted with gutters.
- 1.7 The carport may only be used for its intended purpose and that is to provide cover to a motor vehicle, trailer, or a boat. The carport may not be used for the storage of any other items. Keep in mind caravans, boats, trailers and alike must be screened from the road. The screened material must be the similar to that of the garage doors. The position of the carport must not be detrimental to the amenities of the adjoining property or properties.

Amendment to Rules and Fines: -

- 7.9 Building a carport or carport like structure within the 3.0 meters side boundary building line without prior approval – R50 000.00
- 7.10 Failure to remove an unapproved carport or carport like structure within the 3.0 meters side boundary building line – R50 000.00 per annum.
- 7.11 Enclosing the entire carport - R50 000.00 per annum.
- 7.12 Using the carport for anything other than the intended purpose – R20 000.00 per incident.
- 7.13 Building a carport or carport like structure within the 3.0-meter side boundary building line without neighbour's signed approval – R50 000.00

• Owners that have built carports without approval must submit amended plans within 6 months after the AGM approval to avoid fines.

AGM approval was given by the members on 23 February 2022.

- ❖ For practical reasons and the AGM notifications, the 6-month period to submit amended plans will come in effect from: **01 July 2022**. Therefore the 6-month period will lapse on **31 December 2022** and no further exceptions will be considered. With effect from 01 January 2023 your existing carport must have been build according to the new rules to avoid the hefty fines.

Please visit the website: www.the-wilds.co.za to obtain the Guidelines to submit amended plans for your carport and for the amended plans to fully comply with the AGM resolution.

Kindly note that the HOA approval is subject to Tshwane approval on all building matters.

Kind regards: Aesthetics Committee

Christo Myburgh
Chairman of the Aesthetics Committee:
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[Not signed, submitted electronically]
