



## **Architectural Guidelines and Conditions**

A condition of buying property in Afrodite beach is that the purchaser will adhere to the Architectural guidelines and conditions applicable to Afrodite Beach.

The Owners may select the Architects, Engineers and Building Contractor of their choice. Each Owner shall ensure that the professionals appointed must be acquainted with the Architectural Guidelines and Conditions and shall ensure such professionals are registered with the respective professional bodies.

# INDEX

The Architectural Guidelines and Conditions are to be incorporated in and form part of the Agreement of Sale and the Owner of each erf (property) shall be responsible to fully comply with the guidelines and conditions applicable to Afrodite Beach Development.

1	Afrodite Beach Guidelines and Conditions	-Page 4
2	Afrodite Beach Aesthetics Committee	-Page 4
3	Submission of Developer's Aesthetic Committee	-Page 4
4.	Deviation of the Design	-Page 6
5.	Land Use Conditions for Single Residential Erven	-Page 6
6.	Land Use Conditions for General Residential Erven	-Page 7
7.	Land Use Conditions for General Residential Erven	-Page 8
8.	Land Use Conditions for General Residential Erven	-Page 8
9.	Land Use Conditions for Business Erven	-Page 8
10.	Land Use Conditions for Hotel & Hotel Apartments	-Page 8
11.	Permissible Entrance / Exit to Erven	-Page 9
12	Building Restrictions Lines	-Page 9
13	Boundary Walls and Height Restrictions	-Page 9
14.	Restriction of Conducting Business	-Page 10
15.	Glass Doors and Windows	-Page 10
16.	Colours	-Page 10
17.	Roof Material and Colours	-Page 10
18.	External Wall Finishes	-Page 11
19.	No Subdivision	-Page 11
20	No Rezoning	-Page 11
21.	No Consolidation	-Page 11
22.	Minimum Building Size on Single Residential Erven	-Page 11
23.	Balconies	-Page 11
24.	Gutters, Downpipes and Plumbing Pipes	-Page 11
25.	The Maximum Permissible Height of any Building	-Page 12
26.	Building Restriction Lines on Sea Front Erven	-Page 12
27.	Boundary Walls and Fencing	-Page 12
28.	Town Planning Controls	-Page 13
29.	Building Requirements	-Page 13
30.	Conditions Regarding Building Contractor Activity	-Page 13
31.	Constructions Period Limit	-Page 14
32.	Environment	-Page 15
33.	Landscaping and Planting of Trees	-Page 15
34.	Vacant Erven	-Page 15
35.	Road Traffic	-Page 15
36.	Wendy Houses, Tool Sheds	-Page 16
37.	Parking and Storage of Vehicles, Boats, Trailers and Caravans	-Page 16
38.	Utilities	-Page 16
39.	Display Signs	-Page 16
40.	Verandas, Pergolas	-Page 16
41.	Doors, Windows and Garage Doors	-Page 16
42.	Architects, Designers, Engineers...	-Page 17
43.	Special Conditions	-Page 17
44.	Annexures	-Page 17

# AFRODITE BEACH DEVELOPMENT

We/I \_\_\_\_\_

\_\_\_\_\_

the Purchaser's of Erf No \_\_\_\_\_ situated at Afrodite Beach  
as more fully appears from the Surveyor General Plan S.G.NO: F 114 / SGA 661 / 2006 Dolphin Beach EXT 1 Registration Division F  
Municipality of Walvis Bay Erongo Region Namibia.

Acknowledge and agree with the development's Architectural Guidelines and Conditions and hereby irrevocably undertake, at all times  
to co-operate with the Developer in its endeavour to facilitate and implement the success of these guidelines and also in this respect  
undertake that We/I shall not in any way interfere and shall comply fully.

Thus done and signed by the Purchaser at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_.

**PURCHASER**

**WITNESS 1**

**WITNESS 2**

## **1 AFRODITE BEACH ARCHITECTURAL GUIDELINES AND CONDITIONS**

- 1.1 The Architectural Guidelines and Conditions shall provide to Purchaser's, Architects, Building Contractor's Engineers, Town Planners, Surveyors, and Design Technicians, the guidelines in the design, submission and procedures for approval of the plans and construction of buildings in Afrodite Beach.
- 1.2 The Architectural Guidelines and Conditions allow for a fairly broad range of personal choice in the external design of the buildings, however, the overall character of the development shall be identifiable by the use of certain external elements such as the colour and finishes of the external walls and roof coverings.
- 1.3 The object and purpose of the Architectural Guidelines and Conditions are to encourage individual creativity while fostering a similarity of materials and finishes to ensure that the entire Development complements a harmonised living sphere for all residents, yet still allowing for a variety of individual Architectural designs.

## **2 AFRODITE BEACH AESTHETICS COMMITTEE**

- 2.1 The Owner acknowledges and irrevocably agrees that the Developer shall appoint and control an Aesthetics Committee that shall be responsible for the evaluation and approval of all the architectural designs prior to submission thereof to the Local Authority. The Aesthetics Committee shall operate with delegated authority on behalf of the Developer to ensure that the provisions of the Architectural Guidelines and Conditions are complied with and their decision shall be final. The Members of the Aesthetic Committee need not be Owner/Members of the Association and shall operate independently from the Association.
- 2.1 It is hereby irrevocably agreed by the Purchaser that all the building designs must be submitted to the Developer's Aesthetics Committee prior to submission thereof to the Aesthetics Committee of the Municipality of Walvis Bay.
- 2.1 The Developer's Aesthetics Committee shall be responsible to evaluate compliance with the Architectural Guidelines and Conditions of any building plans applicable and submitted by Purchaser's of property in Afrodite Beach Development and does not take any responsibility for any technical, structural, health or safety standards or designs nor for compliance with the Walvis Bay Municipality's building rules and regulations and no such responsibility shall arise by virtue of a building plan being approved by the Developer or the Developer's Aesthetics Committee. The Afrodite Beach Aesthetic Committee are in an advisory capacity only regarding Architectural Guidelines and will therefore not take any responsibility or be held accountable for any judgement or ruling in this regard.

## **3. SUBMISSION TO DEVELOPER'S AESTHETICS COMMITTEE**

### **3.1 STAGE ONE**

- 3.1.1 It is required that one colour set of sketch plans comprising of a site development plan, floor plans of all storeys, all elevations or more typical sections, be in colour and submitted to the Developer's Aesthetic Committee in order to facilitate the evaluation process. Section drawings must be dimensioned to indicate the height of the building or buildings and coloured street elevation with boundary walls must be included in the submission.

Purchaser

Witness 1

Witness 2

3.1.2 In this stage the following documents shall be delivered to the Developer's Aesthetics Committee:

1 x set of coloured plans plus 2 x black & white copies as per Municipal requirements and 1 x copy each for all members of the Developer's Aesthetics Committee or as arranged by the Developer.

3.1.3 External material and finishes of all buildings or structures must be indicated and described on all the elevation drawings. A3 format presentations are preferred.

3.1.3.1 Details and height of all boundary walls and gates (if applicable) must be indicated.

3.1.3.2 It is a requirement that one set of plans be in colour, to facilitate the evaluation process.

3.1.3.3 It is the responsibility of the Purchaser of the erf and/or his Architect to ensure these documents are submitted to the Developer's Aesthetics Committee, prior to submission of any plans for approval by the Municipality.

3.1.4 A certificate of approval shall be issued by the Developer's Aesthetics Committee.

3.1.5 Site Development Plan to indicate:

- Erf number
- Erf zoning
- Erf size
- Floor areas, including balcony areas
- Total building area

## 3.2 STAGE TWO

3.2.1 Submission of sketch plan design drawings for approval by the Walvis Bay Municipality Aesthetics Committee.

**The same set of drawings submitted to the Developer's Aesthetics Committee may be used for submission to the Walvis Bay Municipality Aesthetics Committee.**

3.2.2 One copy to all Architects listed as members of the Walvis Bay Municipality Aesthetics Committee.

3.2.3 It is the responsibility of the Purchaser of the erf and/or his architect to ensure these documents are submitted to the Developer's Aesthetics Committee, prior to submission of any plans for approval by the Municipality and only upon written approval by the Developer's Aesthetics Committee may the Purchaser submit the approved documents to the Municipality of Walvis Bay.

## 3.3 STAGE THREE

3.3.1 Once the sketch plan design drawings have been approved by both the Developer's Aesthetics Committee and the Walvis Bay Municipality Aesthetics Committee, the Purchaser and/or the relevant architect may submit the documentation drawings as required by the Walvis Bay Municipality for final approval.



3.3.2 The documentation drawings must contain the following information:

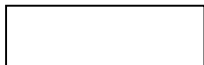
- Stand number
- Placing of all buildings
- Contours
- North point
- Side boundary dimensions
- Building lines
- Servitudes where applicable
- The sitting of service areas
- Open garden space
- Terraces
- Distances from boundaries and adjoining structures overlooking of neighbouring properties
- Proposed vehicular circulation
- Entrances to the site
- Refuse collection
- Parking and boundary walls
- Dimensions of the erf as per registered erf diagram indicating the building lines.

**4. DEVIATION OF THE DESIGN**

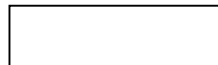
- 4.1 Should there be any deviation, structural or aesthetical, between the approved documentation drawings submitted during stage one, two and three and the approved municipal drawings, then the Purchaser must resubmit the drawings to the Developer's Aesthetics committee for approval prior to any building activities commencing.
- 4.2 In the event of any deviation from the approved municipal documentation drawings during the construction phase, of any building, then the construction must be stopped and such deviations must be corrected and re-submitted to the Developer's Aesthetics Committee for approval before commencement of construction can continue. Purchaser's are cautioned that any deviation from the approved municipal drawings is done at an Purchaser's own risk and as built drawings may not necessarily be approved. Any projected deviations must be reported in writing to the Developer's Aesthetics Committee beforehand.

**5. LAND USE CONDITIONS FOR THE FOLLOWING SINGLE RESIDENTIAL ERVEN SHALL APPLY**

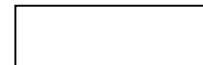
- 5.1 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315,



Purchaser



Witness 1



Witness 2

**316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414**

- 5.2 Total permissible building height for buildings on these erven shall be restricted to a maximum height of 10 meters measured from the direct adjacent street pavement level and shall be restricted to no more than 3 (three) floors. A basement is optional, which may include the garage.
- 5.3 Coverage 60% and minimum on-site parking 2 per dwelling.
- 5.4 The measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir.
- 5.5 Granny Flats and garages must be linked structurally and visually to the main dwelling and must conform to the original building design in style, elevation and material usage and be co-joined with the main building, forming one unit.
- 5.6 The erven mentioned in clause 5.1 shall only be used for residential purposes. No profession or home industry or accommodation establishment shall be conducted in or on any part of, or in any improvement thereon on any residential erf. Only the erven mentioned in clause 5.7 hereunder shall have exceptions and may apply for a home industry or private profession.
- 5.7 The following single residential erven may apply for concern use zoning such as Doctors, Attorneys, Dentists, a Pre-Primary School, Financial Services, Banking Services, Estate Agents, Engineers, Architects, Town Planners, and Insurance Service, being the following erven: 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202 and 286, 287, 288, 289. This is subject to the approval of such application by the Developer and the Walvis Bay Municipality.
- 5.8 The maximum permissible height of any building on any Single Residential erf situated on the sea front position shall be measured from the natural ground level and not from the street basement level. The position of the natural ground shall be indicated by the Developer to the Purchaser. The maximum height shall remain 10 meters or not more than 3 (three) floors.

**6. LAND USE CONDITIONS FOR THE FOLLOWING GENERAL RESIDENTIAL ERVEN;  
DENSITY 1:250**

- 6.1 The following "land use conditions" shall apply to the under mentioned General residential Erven numbers:

**209, 210, 211, 235, 236**

- 6.2 The total permissible height for buildings on these properties shall be restricted to a maximum height of 15 metres, measured from the direct adjacent street pavement level and shall be restricted to no more than (5) Five floors. This measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir. Coverage percentage and minimum on-site parking 1 per Unit / Apartment. A basement is optional which may include the garages.

Purchaser

Witness 1

Witness 2

**7. LAND USE CONDITIONS FOR THE FOLLOWING GENERAL RESIDENTIAL ERVEN; DENSITY 1:100**

7.1 The following "land use conditions" shall apply to the under mentioned General Residential Erven numbers:

**189, 190, 283, 284 and 285**

7.2 The total permissible height for buildings on these erven shall be restricted to a maximum height of 15 metres, measured from the direct adjust street pavement level and shall be restricted to no more than (5) Five floors. This measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir.  
A basement is optional, which may include the garages.

**8. LAND USE CONDITIONS FOR THE FOLLOWING GENERAL RESIDENTIAL ERVEN; DENSITY 1:100**

8.1 The following "land use conditions" shall apply to the under mentioned General Residential Erven numbers:

**276 and 277**

8.2 The total permissible height for buildings on these erven shall be restricted to a maximum height of 12 metres, measured from the direct adjust street pavement level and shall be restricted to no more than (4) Four floors. This measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir.  
A basement is optional, which may include the garages.

**9. LAND USE CONDITIONS FOR THE FOLLOWING BUSINESS ERVEN**

9.1 Erven numbers:

**278, 279 and 280**

9.2 The total permissible height for buildings on these erven shall be restricted to a maximum height of 12 metres, measured from the direct adjust street pavement level and shall be restricted to no more than (4) Four floors. This measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir. Minimum onsite parking 1 per Unit / Apartment, parking per each 100 square metres on any business floor.  
A basement is optional, which may include the garages.

**10. LAND USE CONDITIONS FOR THE HOTEL & HOTEL APARTMENTS**

10.1 Erven numbers:

**281 and 282**

Purchaser

Witness 1

Witness 2



- 10.2 The total permissible height for buildings on these erven shall be restricted to a maximum height of 15 metres, measured from the direct adjacent street pavement level and shall be restricted to no more than (5) Five floors. This measurement restriction excludes the chimney or the elevator shaft or concrete water deposit reservoir. Minimum onsite parking 1 per Unit / Apartment, parking per each 100 square metres on any business floor. A basement is optional, which may include the garages.

## 11. PERMISSIBLE ENTRANCE / EXIT TO ERVEN

- 11.1 The permissible entrance/exit to Erven No. 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207 and 208 shall be from road 3 as per the Engineer Draft working design document and shall not be allowed to have the entrance/exit from road 4 as per the Engineer Draft working design document.
- 11.2 The permissible entrance/exit to Erven No. 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233 and 234 shall be from road 7 as per the Engineer Draft working design document and shall not be allowed to have the entrance/exit from road 9 as per the Engineer Draft working design document.

## 12. BUILDING LINE RESTRICTIONS

The building restriction lines in respect of all erven shall be as follows:

The building lines are:

12.1	Single Residential: lateral Boundaries	1 ½ m	minimum
12.2	Single Residential: Street Boundary	2m	minimum
12.3	Single Residential: Street Boundary (sea front erven):	3m	minimum
12.4	Single Residential: Sea facing boundary (sea front erven) build to line	Zero	
12.4.1	Single Residential: Sea facing boundary (sea front erven) building line	5m	minimum
12.5	General residential Street Boundary	3m	minimum
12.6	General Residential Lateral Boundary	2m	minimum
12.7	General Residential Sea facing boundary (sea front erven) build to line	Zero	
12.8	General Residential Sea facing boundary (sea front erven) building line	5m	minimum
12.7	Business street boundary Lines	Zero	

## 13. BOUNDARY WALLS AND HEIGHT RESTRICTIONS

- 13.1 Street boundary wall can be built of solid brick walls (plastered and painted) or natural stone not exceeding 1.2m above the street pavement level.
- 13.2 The street facing entrance walls shall not exceed a height of 1.2metre above the street pavement level, while palisade fencing may be erected on top of the 1.2 meter solid wall, the total height of the fence not exceeding a height of 1.8m above the street pavement level.

Purchaser

Witness 1

Witness 2

13.3 The lateral boundary wall shall not exceed the height of 1.8 meter and external walls shall be 220mm (two hundred twenty millimetres) thick, plastered and only the colour range included in the permitted colour range shall be allowed.

13.4 Business buildings Lines shall be exempted from the Clause 12 and may construct from the property boundary line subject to the written consent and approval of the Developer.

#### **14. RESTRICTION OF CONDUCTING BUSINESS**

14.1 No business or home industry shall be conducted in or on any part of the property or in any improvement thereon on any single residential erven.

Only the Purchaser 's of the Following single residential erven may apply for special business conditions zoning and as per Clause 20.2.8, such as a Doctor's, Attorneys, Dentist, a Pre-Primary School, Financial Services, Banking Services, Estate Agents, Engineers, Architects, Town Planners, and Insurance Services, being the following erven:191,192,193,194,195,196,197,198,199,200,201,202, and 286,287,288,289. This is subject to the approval of such application by the Developer and the Walvis Bay Municipality

#### **15. GLASS DOORS AND WINDOWS**

15.1 Highly reflective mirror glass or films are not permitted in any buildings.

#### **16. COLOURS**

16.1 All exterior colours such as walls and roofs must be selected from the approved colour range provided by the Developer.

16.2 The colour scheme of the exterior of all buildings, including the boundary walls shall be white or off white or the Purchaser may choose from the colour palette prepared by the Developer and applicable to Afrodite Beach.

#### **17. ROOF MATERIALS AND COLOURS**

17.1 Only flat concrete slabs shall be allowed. Colour of water proofing system must be selected from the approved colour palette provided by the Developer.

17.2 Natural stone or ceramic floor tiles (or other approved floor tiles permissible by the Developer) may be used on top of concrete roofs. Colour of tiles on roof may range from natural colours, grey, brown, sand colour to terracotta, primary colours like green, blue and red are not permitted.

17.3 Flat concrete roofs may be laid to a maximum slope of 5° (five degrees).

17.4 Curved or sloping concrete roofs, domes or other architectural roof features is subject to approval by the Developer's Aesthetics Committee.

Purchaser

Witness 1

Witness 2

**18. EXTERNAL WALL FINISHES**

- 18.1 Walls shall be of masonry, smooth plastered slightly textured or horizontal jointed and/or bagged, and painted according to the approved colour palette. External walls shall be 220mm (two hundred twenty millimetres) thick, plastered and only the colour range included in the permitted colour range shall be allowed.
- 18.2 No type or form of rock-face or un-plastered brick shall be permitted on external walls. 10% (ten percent) of the total building surface area may be of natural stone.
- 18.3 No scratch plaster, paint techniques, or any rustications or decorative plaster details shall be permitted.
- 18.4 No face brick of any kind is permitted unless plastered.
- 18.5 Plinths shall be of natural stone/stone facing.

**19. NO SUBDIVISION**

- 19.1 No subdivision of any Single Residential Erven shall be permitted.

**20. NO REZONING**

- 20.1 No rezoning of any Single Residential Erven shall be permitted.

**21. NO CONSOLIDATION**

- 21.1 No consolidation between any Single Residential erven shall be permitted.

**22. MINIMUM BUILDING SIZE ON SINGLE RESIDENTIAL ERVEN**

- 22.1 The buildings erected on all single residential erven shall be of a minimum of 250 square metres.

**23. BALCONIES**

- 23.1 It is preferred that balconies are mostly oriented to the front and back of the building. Balconies facing the lateral boundaries must be placed with utmost care with regard to privacy issues and must be set back according to the building line restriction of 1 ½ metres minimum.

**24. GUTTERS, DOWNPIPES AND PLUMBING PIPES**

- 24.1 Gutters, plumbing pipes and service ducts must be built into the walls or shall be totally concealed with an architectural feature, and may not be visible. It must form an integrated part of the design and shall be constructed and finished to match the style of the building.



Purchaser



Witness 1



Witness 2

**25. THE MAXIMUM PERMISSIBLE HEIGHT RESTRICTION OF ANY BUILDING SHALL BE AS FOLLOWS:**

25.1 Measured from the street pavement level:

25.2	All single residential	10.0 meters (Refer to clause 5)
25.3	General Residential 1:250	15.0 meters (Erven 209, 210, 211, 235 and 236)
25.4	General Residential 1:100	15.0 meters (Erven 189, 190, 283, 284 and 285)
25.5	General Residential 1:100	12.0 meters (Erven 276 and 277)
26.6	Business	12.0 meters (Erven 278, 279 and 280)
26.7	Hotel and Hotel Apartments	15.0 meters (Erf 281 and 282)

**26. BUILDING RESTRICTION LINES ON SEA FRONT ERVEN**

- 26.1 A building restriction line of a minimum of 3m from the street boundary shall apply to all sea front erven.  
(See clause 12.3)
- 26.2 Sea facing boundary (sea front erven) (Single Residential) build to line zero.  
(See clause 12.4)
- 26.3 Sea facing boundary (sea front erven) building line 5m.  
(See clause 12.4.1)

**27. BOUNDARY WALLS AND FENCING**

27.1 The following materials are strictly prohibited for any boundary walls:

- Precast concrete walling
- Wire mesh wooden fence
- Electrical shock wires or any similar materials
- Sheet metal
- Galvanised or plastic chain fence
- Plastic webbing, reeded or straw-like materials
- Miniature type fencing
- Rope or other fibrous strand elements
- Wrought iron
- Glass panels
- Decorative precast concrete columns or balcony rails
- Razor fences
- Steel fences
- Picket fences
- Diamond mesh fencing



Purchaser



Witness 1



Witness 2

## **28. TOWN PLANNING CONTROLS**

- 28.1 Notwithstanding the general provisions of the Town Planning Scheme of Walvis Bay with regard to coverage, floor area, height, building lines and parking the Purchaser or its successor in title shall not be allowed to change the conditions imposed on Afrodite Beach by the Developer.

## **29. BUILDING REQUIREMENTS**

- 29.1 No building or structure may be erected on the property and/or the external appearance (including the colour) of any existing or future building or structure may be changed unless the architectural design plans and specification (including materials) of such building or structure conform to the provisions of the Architectural Guidelines and Conditions, as determined by the Developer and subject to obtaining approval of the design plans by the developer's Aesthetic Committee and the final approval by the Municipality of Walvis Bay.
- 29.2 All buildings and structures shall be built in a good and proper workmanlike manner and strictly in accordance with the plans and specification approved in accordance with clause 28.1 above.
- 29.3 The property and all improvements thereon shall be kept and maintained in a neat and tidy condition at all times.

## **30. CONDITIONS REGARDING BUILDING CONTRACTOR ACTIVITY**

- 30.1 Certain conditions relating to building contractor activity in Afrodite Beach shall be adopted by the Developer. The primary intention of these conditions is to ensure that all building activities in Afrodite Beach are conducted with the minimum of inconvenience and disruption to residents and avoiding damage to roads, kerbs, pavements, and infra-structure services.
- 30.2 These conditions governing all building activities are binding on the Owner's contractors and sub-contractors at all times. Furthermore, Owner's are obliged to ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with. Owners are required to include these rules in their entirety in any building contracts concluded in respect of any property in Afrodite Beach.
- 30.3 The Contractor shall provide facilities for rubbish disposal and ensure that its workers use the facility provided and that regular cleaning taking place during building operations. The rubbish shall be removed weekly and not burnt on site.



Purchaser



Witness 1



Witness 2

- 30.4 No building materials shall be off-loaded on the pavement or roadway. Where materials are off-loaded by a supplier encroaching onto the pavement or roadway, these materials must be moved onto the site by the Contractor or the Owner of the property. No material shall be allowed on the roadway or pavement and it is the Contactor's and Owner's responsibility to clean the roadway and pavement of all such materials. The same applies to sand or rubble washed or moved onto the road during building operations. No building materials may be off loaded on the pavement or roadway. The pavement must be covered with damp proof sheeting with a minimum depth of 250 micron to prevent any damage to pavements.
- 30.5 It is incumbent on the Contractor to provide sanitary facilities for its workers.
- 30.6 Only one building display board per site may be erected. The size and details of such must comply with the Association's requirements. The Display boards may not be erected on pavement areas. No sub-contractor boards are allowed and all boards must be removed after completion of construction.
- 30.7 Construction activities are only allowed from 07h00 until 17h00, Monday to Friday and 08h00 to 13h00 on Saturdays.
- 30.8 The Purchaser shall be held liable for the behaviour and conduct of the visitors, contractors and their employees. Should the road surface, kerbs, manhole covers or any structures within Afrodite Beach be damaged by contractors or delivery vehicles, the costs of these repairs shall be covered by the Contractor and/or the Owner of the property.
- 30.9 No construction work may take place until the required building deposit or security issued in favour of the Developer and the Association.
- 30.10 The building deposit shall only be refunded once all construction activities have been completed. Alternatively, the Developer may, at its sole discretion, apply part or all of the deposit to correct items or recover damages incurred to the pavements, road surface, kerbs, manhole covers or any structures within Afrodite Beach.
- 30.11 See Annexure B, 10 pages, The Contractors Code of Conduct

### **31. CONSTRUCTION PERIOD LIMIT**

- 31.1 The Purchaser, its successors in title and assigns shall start with construction of a building on the property within 24 (twenty four) months from the date of registration of transfer of the property into the name of the Purchaser.
- 31.2 In the case where the property purchased and is registered and transferred into the name of the Purchaser before the final completion certificate has been issued or the completion of the services infrastructure, the 24 (twenty four) months construction period will commence on such date when the final completion certificate is issued for the completion of the services.
- 31.3 In the case of default of clauses 30.1 and 30.2 the Purchaser may be charged a Property tax penalty by the Municipality of Walvis Bay and such penalty shall be payable to the Municipality of Walvis Bay by the Purchaser.

Purchaser

Witness 1

Witness 2

## ENVIRONMENT AND HOUSEKEEPING

### 32. ENVIRONMENT

- 32.1 No open fires, paraffin lamps, gas bottles or any other open flammable items are allowed within Afrodite Beach, or at the sea front boundaries of Afrodite Beach.
- 32.2 A refuse collection opening with door should be provided in the street boundary wall of each erf.
- 32.3 Flood lights must be adequately screened so as not to cause discomfort to neighbours.
- 32.4 The Purchaser's of erven are requested to avoid throwing any litter or rubbish in the roads and keep open areas in a neat condition, including the beach front.
- 32.5 It is the responsibility of every Purchaser not to disturb the bird life around the development and keep the beach as clean as possible.
- 32.6 All animals must be walked with collars and a leash accompanied by the owner.
- 32.7 The regulations of the Walvis Bay Municipality regarding pets shall strictly be applied.
- 32.8 Municipal pet licenses are compulsory for any pet owner.
- 32.9 Clear identification of ownership and contact details must be attached to all pets.
- 32.10 Residents shall not allow their pets to become a cause of friction between themselves and their neighbours.

### 33. LANDSCAPING AND PLANTING OF TREES

- 33.1 Purchaser's of sea front erven are encouraged to maintaining the landscaping in front of their erven and such permission must be obtained from the Developer or the Association.
- 33.2 Purchaser's are encouraged not to plant trees on the landscaping area situated in front of their property.
- 33.3 Owner shall not plant invader species like Prosopis, Lantuna gum and are encouraged to plant indigenous species.
- 33.4 The Developer strongly encourages indigenous landscaping.

### 34. VACANT ERVEN

- 34.1 The Purchaser's shall keep clean and tidy their erven at all times.
- 34.2 If an erf is left vacant for more than 12 months, the Purchaser shall be responsible to stabilize the erf with gravel and failing to do so the Developer or the Association shall do it at the cost of the Purchaser of such erf.

### 35. ROAD TRAFFIC

- 35.1 The speed limit is restricted to 40km per hour. The Walvis Bay Municipality Road Traffic Ordinance regarding road and street usage will apply.
- 35.2 Quad bikes shall not be permitted to drive in Afrodite Beach
- 35.3 The maximum weight of vehicles permissible on the roads shall be 10 tonnes.

Purchaser

Witness 1

Witness 2

**36. WENDY HOUSES, TOOL SHEDS**

36.1 No Wendy homes, tool sheds or lapas may be constructed on any erf.

**37. PARKING AND STORAGE OF VEHICLES, BOATS, TRAILERS AND CARAVANS**

37.1 Camper's recreational vehicles, boats, trailers, inoperable vehicles, any vehicle without current registration, or any similar items shall not be parked or stored in the open on any property, pavement of public area or park on any erf.

37.2 Washing of vehicles on the streets or pavements is strictly prohibited.

**38. UTILITIES**

38.1 Aerials and satellite dishes shall be below the roof line and unobtrusive in position and colour.

38.2 Geysers must either be concealed in an enclosed building or be mounted in the garage.

38.3 Clothes hanging and clothes hanging devices are strictly prohibited on top of the roofs or hanging from the balconies or windows.

38.4 Solar heating panels and air-condition units if used must be incorporated into the building and form part of the basic structure and must be clearly shown and annotated as the approved drawings.

**39. DISPLAY SIGNS**

39.1 The Purchaser's and/or Estate Agents or any other persons are strictly prohibited of displaying signs such as "For Sale", "Sold" or "To Let" on any erven or building in Afrodite Beach.

**40. VERANDAS, PERGOLAS**

41.1 These items are to be designed in keeping with the design of the main structure:

- No roof sheeting.
- No Perspex, fibreglass or polycarbonate sheeting shall be allowed.
- Timber pergolas are allowed.

**41. DOORS, WINDOWS AND GARAGE DOORS**

41.1 Windows, doors, garage doors, french doors and sliding doors must be constructed from natural hardwood, unpainted or painted or powder coated aluminium, or anodized aluminium.

41.2 Street gates and street facing garage doors must open inwardly.

Purchaser

Witness 1

Witness 2



**42. ARCHITECTS, DESIGNERS, ENGINEERS, QUANTITY SURVEYORS, AND CONTRACTORS.**

- 42.1 The Purchaser's shall ensure that the professionals appointed to perform work at Afrodite Beach must be acquainted with the Architectural Guidelines and Conditions.
- 42.2 The Purchasers shall ensure the professionals appointed at Afrodite Beach must be registered with their respective professional bodies.

**43. SPECIAL CONDITIONS**

- 43.1 The Architectural Guidelines and Conditions may only be changed by the Developer who has the right to vary, altar, retract or add to the Architectural Guidelines and Conditions.
- 43.2 The Developer shall at his discretion indicate the direct adjust street pavement level to the Purchaser of properties in Afrodite Beach.
- 43.3 No flag poles may be erected on any property. Permission of erection of a flag pole may be permitted subject to the approval by the Developer and/or the Association.

**44. ANNEXURES**

- 44.1 Building lines restriction plan
- 44.2 Exterior Colour Range
- 44.3 Roof Colour Scheme
- 44.4 Contour lines
- 44.5 Artist impressions
- 44.6 Erf position in the Development

Purchaser

Witness 1

Witness 2

THE PURCHASER ACKNOWLEDGES THAT HE/SHE IS IN SOUND AND SOBER SENSES AND HAS APPLIED HIS/HER MIND FULLY TO THE TERMS AND CONDITIONS OF THIS AGREEMENT, WHICH TERMS AND CONDITIONS IT FULLY COMPREHENDS AND ACCEPTS WITHOUT RESERVATIONS AND HAS HAD ALL NECESSARY INDEPENDENT ADVICE REGARDING AFRODITE BEACH ARCHITECTURAL GUIDELINES AND CONDITIONS AND THE PROPERTY AND UNDERSTANDS AND AGREES TO SUCH TERMS AND CONDITIONS.

THUS DONE AND SIGNED BY THE PURCHASER IN AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 200 \_\_\_\_.

\_\_\_\_\_  
Full Name and Signature of Purchaser

for and on behalf of the Purchaser duly authorised hereto

\_\_\_\_\_  
Full Name and Signature of Witness 1

\_\_\_\_\_  
Full Name and Signature of Witness 2

**FINAL PAGE**