

TWIN RIVERS HOMEOWNERS' ASSOCIATION

BUILDERS CODE OF CONDUCT

Drawn up in association with T.M. van der Merwe

The following rules and regulations are to be adhered to by all members undertaking construction work at Twin Rivers. These rules may be amended from time to time and as it may become necessary

1. LOCAL AUTHORITY CONTROLS

All Local Authority Laws and by-laws and controls must be adhered to.

2. HOMEOWNERS ASSOCIATION CONTROLS

- 1) A refundable, advance building deposit of 5,000.00 must be paid to the Homeowners Association prior to commencement of construction. Until payment is made, no construction will be permitted.
- 2) No construction, or delivery of materials, will be allowed during the following hours:
Friday 17:00 to Monday 07:00 as well as on Public Holidays
These times are considered to be resident's private time.
- 3) Portable toilets to be supplied for use by workers, prior to commencement of construction.
- 4) The Contractor and his workers, will comply with the requirements of the Security Committee of the Homeowners Association, regarding:
 - 4.1 Access control
 - 4.2 Egress
 - 4.3 Conduct on site, i.e., no worker must be allowed to wander off site, change clothing in view of public etc.
- 5) The Contractor will provide facilities for rubbish disposal and ensure that this rubbish is disposed of weekly. No rubbish is allowed to be burnt on site.
- 6) No mortar or concrete is allowed to be mixed on road surface, sidewalks or walkways.
- 7) Sidewalks may not be used for storage of building materials.
- 8) No materials of whatever nature must be allowed to remain on road surfaces, and if spillage occurs, it must be cleaned on the same work shift.
- 9) The Contractor will not allow, or attempt to allow workers to remain on site after working hours.
- 10) Application for a representative to remain on site, in capacity as watchman, must be made to the Homeowners Association, and conditions for such an arrangement adhered to by the representative.
- 11) Building boards (Main Contractor only) may be erected and must be removed on completion.
- 12) Construction is to be completed within 12 months of commencement.
- 13) The deposit will be refunded in full on completion and upon inspection of the premises by the Homeowners Association, and provided that the above Code of Conduct was adhered to. Any expenditure the Homeowners Association incurred, due to non-compliance, will be deducted from said deposit.

- 14) It is the responsibility of each Property Owner to ensure that all building activities on his property is executed in strict compliance with this Code of Conduct.

3. See also Architectural Guidelines and Environmental Guidelines.