



A SECURE LIFESTYLE

HUISEIENAARSVERENIGING /
HOME OWNERS ASSOCIATION – NPC
1995/009268/08

Board of Directors: Adv J Roux SC – Chairman, A Jacobs Vice-Chairman, J Botha, H Caetano, T Grobler, J van Wyk

ADDENDUM TO THE MOI

ROOFING STRUCTURE - LOUVRE DECK

The "Louvre Deck" roofing system, or similarly approved, will be considered and the approved Louvre Deck roofing system must comply with the following:

1. NO freestanding Louvre Deck systems will be allowed. The proposed Louvre Deck installation must completely join or fully connect the existing structure along at least two full sides of the Louvre deck system
2. Consideration for the approval of a Louvre Deck system will only be given should the layout/design of the current structure or existing roof design make the addition of a conventional roof impossible or impractical
3. The Louvre Deck installation may not be enclosed by means of doors or windows, it is implied any other similar, not from the onset or even at a later stage
4. The maximum area such a Louvre Deck roofing system may cover is 40m²
5. The flooring system to such a Louvre Deck system must be of a permanent nature such as a floor slab with screed and a final tile or colour pigmented screed finish
6. All steel columns, typical to the construction of a Louvre Deck roof, may not be visible and must be encased in a brick column, minimum 330mm x 330mm in dimension. The columns must be plastered and painted in the same colour scheme as the rest of the dwelling. The columns may also be clad with HOA approved natural stone cladding
7. The fascia or barge board, typical to the construction of a Louvre Deck roof, must be painted in the same colour scheme as the rest of the dwelling
8. All electrical work such as new light fittings and plug points must be installed by a registered electrician.
9. All rainwater gutters must be hidden behind the abovementioned fascia and may not be visible.
10. Rainwater down pipes must be encased in the min 330mm x 330mm columns and the Owner must ensure that all storm water is managed effectively and channeled away from any adjacent structures
11. By using the term "Louvre Deck" it is implied any other similar roofing structure
12. It must be noted that such a structure, in conjunction with the brick columns, is viewed as a permanent addition and alteration to the existing structure. Therefore, any structure must be included in the building plan and approved by the Aesthetic committee and Local Authority
13. Owners must apply to the HOA's Aesthetic Committee for approval for the installation of such a system
14. Owners must supply a detailed site plan clearly indicating the correct position of the new structure as well as the relevant elevations to indicate how the new structure, with the prescribed columns and fascia boards will seamlessly integrate into the existing look of the dwelling
15. Owners must have HOA approval before a Louvre Deck roofing system, or similar, may be constructed. The HOA reserves the right to ask an Owner to remove any such non-approved structure