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**Paragraph 14 of Agenda and Notice : Members Ordinary**  
**Resolution to ratify rules in terms of Section 15 (4)(c)(ii) of the**  
**Companies Act 71 of 2008.**

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Traditionally Westlake did not have proper standards and guidelines for the erecting of carports per se. The building style provided for closed garages as part of the home under the same roof. A homeowner could install a carport on the condition that it was built with brick pillars and the roof had to tie in with the existing roof and tiled. As time went on and homeowners started owning more vehicles, as well as using existing garages for storage for other items, the need for shade covering and protection from frequent hailstorms for vehicles grew.

In terms of affordability, a cheaper option instead of a more expensive brick built and tiled roof carport grew. The aesthetics Committee of the Board had difficulty in approving such coverings as proper standards against which an application to erect a carport could be considered and approved did not exist.

The committee did whatever it could to try to allow for the growing need and ensure a reasonable standard. This situation forced the Board to review the Rules in terms of Section 17 of the Management Rules to include specific guidelines against which applications for carports can be evaluated and approved.

An entire new Section 17 of the Management Rules was drafted, tabled at the Board meeting of the 8th of December 2020 and approved for

immediate implementation in terms of Section 8 of the Memorandum of Incorporation.

## **RESOLUTION**

That the Amended Rules as set out hereinunder be ratified by ordinary resolution by the members.

### **Under Architectural Rules : Section 17 – Pergolas, covered terraces, awnings, decks and jetties**

Replace entire Section 17 with the following;

#### New Rule 17 : Architectural Rules

17. Roof structures - Carports, pergolas, covered patios/terraces, awnings and sunshades, decks and jetties.

17.1 The current building line extension is 2 meters inwards from three sides of a stand. The side of the property facing a street front (4<sup>th</sup> side) has a five-meter boundary line from the curb of the street into the stand running parallel with the street. The WHOA will not consider any building line relaxation of this boundary for any reason.

#### Carports

17.2 Carports may only be erected in the front of or on the side of an existing garage on condition that adequate space is available and that the structure does not extend over any of the building lines.

17.3 Carports may comprise brick pillars with tiled roof integrated in the overall house and roof structure if adequate height is available for the required slope/gradient of the roof.

- 17.4 Carports may be erected with steel pillars and structure, Chromadeck IBR sheeting (or equivalent) with the outer edges of the sheeting being completely obscured by three rail ColorMet (or equivalent) facias.
- 17.5 The span distance of the structure's beams (lipped channel or any other section) must be correctly sized to ensure that no sagging occurs.
- 17.6 Carports must include gutters (gutters to be hidden behind the facia), and downpipes.
- 17.7 Aligning with Rule 6.2 in terms of external lighting - flood and florescent lighting is not permitted. Any light fittings installed must not be visible from the streets or sidewalks and must not distract pedestrians or motor vehicle drivers when moving about at night, nor shall this lighting be of any hindrance to any homeowner.
- 17.8 Carports must conform to the technical and structural requirements as listed in the 'Annexure F' (Building Audit Forms) of the Rules that consists of a checklist which must be signed off by the Building & Aesthetics Committee before work is commenced with.
- 17.9 A structural engineer's certificate approving the design and materials for the carport structure must be submitted to the WHOA before construction work may be commenced.
- 17.10 The colours selected for the Chromadek sheeting and ColorMet facias are to be approved by the WHOA and are to match the existing house.

#### Pergolas

- 17.11 Pergolas may not be constructed with steel pole supports nor any other steel sections. Only brick columns are permitted.
- 17.12 Pergolas may be covered with natural products such as wood, bamboo etc. They may not be covered with any solid or transparent/translucent polycarbonate plastic or the like, nor any other type of sheeting.

- 17.13 Pergola timber to be carbolineum or tanalith treated.
- 17.14 Pergolas may only be erected on the living/entertainment side of the house on condition that adequate space is available within the building lines of the property.

### Patios

- 17.15 In keeping with the local climate conditions, the architectural style includes for covered patios integrated into the overall house and roof structure. (Stoep or veranda).
- 17.16 With the consent of the WHOA, matching timber framed or aluminium glazed sliding or slide-folding doors may be fitted to enclose the patio.
- 17.17 Adjustable aluminium patio roof covers will be considered. The structural requirements will be the same as that for carports above.
- 17.18 For once-off entertainment purposes bona-fide entertainment gazebos on the living/entertainment side of the house will be considered. Gazebos will only be allowed for the duration of the event to be held and must be removed after the event is finished. Application for the erection of a gazebo as well as an application to hold a large event must be timeously submitted to the WHOA office for approval.

### Awnings & Sun Shades

- 17.19 Pre-manufactured boxed polycarbonate rain awnings over windows and doors are acceptable.
- 17.20 Pictures and sizes of the proposed Awnings/Sun Shades as well as a property plan showing their positions on the house must be submitted to the WHOA for approval before fitment can commence.

## Decks and Jetties

- 17.21 For unobstructed views, general neatness and ambiance of the Estate, gazebos or roof structures are not permitted to be erected on decks or jetties.
- 17.22 Decks may be framed timber or steel with timber decking (saligna, pine, teak), with simple timber cross-pattern balustrading in natural finish, or steel balustrading to match the steel fence.
- 17.23 Natural timber trellises are encouraged to screen the underside and framework of decks.
- 17.24 No solid screens or vertical panels, or roofs or structures may be erected on top of the deck.
- 17.25 Deck floor levels may not be higher than the patio floor level of the house, and may not extend beyond the property boundary.
- 17.26 For waterfront owners, a lower-level deck may be constructed beyond the property boundary, no higher than 750mm above the Hartbeespoort Dam high water-level mark, and shall be reviewed for individual stand, shapes and sizes. Such decks may not extend more than 1 meter onto common property (waterline) and may not impede access to the common property.
- 17.27 Lighting on decks to be low-key area lighting (warm white or coloured light only) with fittings that match the main house external fittings. Strictly no flood or florescent lighting is permitted. Any light fittings installed must not be visible nor be a hinderance to any homeowner.

- 17.28 Jetties shall only be allowed to those properties with documented jetty rights and/or common jetty rights.
- 17.29 Jetties shall not intrude onto the waterway or obstruct water usage.
- 17.30 Engineering drawings must be submitted for proposed jetty to the WHOA for approval.
- 17.31 Jetties are to be of a neat and tidy appearance and may be constructed of timber, steel or plastic.
- 17.32 If fenders are fitted, they are to be uniform type and appearance.
- 17.33 Jetties are for watercraft parking or mooring only, and shall be accordingly sized.
- 17.34 Owners of private jetties are entirely responsible for the proper maintenance and upkeep of the jetty.
- 17.35 Combined owners of a common jetty are entirely responsible for the proper maintenance and upkeep of the common jetty. If common jetties are neglected the WHOA may remove such jetties in their entirety from the waterfront.

Canvas/Shade netting

- 17.35 To achieve the gradual phasing out of canvas/shade netting, existing canvas/shade netting coverings may not be replaced when their full life term is reached and must be replaced with what is allowed in terms of the new rules and with the approval of the WHOA.