



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

### **LANDSCAPING AND MAINTENANCE POLICY**

This policy aims to clarify the aspect of landscaping and maintenance on the Estate in general, and specifically in front of owner's houses, in order to enhance the streetscape.

Landscaping and maintenance is an integral part of the Design Manual, and also forms part of the Environmental Management Plan (EMP), that is a requirement of the development and also mandated in the Articles of Association.

Home owners and residents of Elisenheim Estate want to live in a peaceful environment and so close to nature as possible. That's why we choose the ELISENHEIM LIFESTYLE VILLAGE ESTATE. ELISENHEIM is more than a place to stay, it is a lifestyle.

### **CLEANING OF THE FRONT OF HOUSES AND PAVEMENTS**

The over growth of grass and weeds in front of your house as well as on your pavement is not only unsightly, but it can also be a hazard, as this create a perfect environment for dangerous animals such as snakes. With this said, we would like to request from you to please clean your pavement on a regular basis.

When you have finished, please call the Estate Office to come and collect the garden rubble at 081 143 9966

### **DOING OF HARD AND SOFT LANDSCAPING IN FRONT OF PROPERTIES**

Hard and Soft Landscaping in front of properties are necessary for various reasons;



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

- It creates a visually pleasing street scape that contributes to the Lifestyle Concept of the Estate.
- It stabilizes the soil so that when it rains, the water flow does not spill the sand and stones onto the streets. This causes damage to the streets and the Estate has to spend a lot of time and money to clean up during and after the rains.

Many homeowners have gone to great lengths to create the most beautiful gardens in front of their houses but there are still a lot of houses that had not given any attention to the development of the front scape of their properties.

Please find attached the Amended Rules of Elisenheim Owners Association. Please see clause 6.1.14 and 6.1.15.

***6.1.14. Residents and owners shall maintain a high standard of garden frontage and pavement maintenance.***

***6.1.15. Vacant stands must be kept clean on a regular basis to the satisfaction of the OA, failing which, the OA reserves the right to clean the stand at the owner's expense.***

### **THE NEED FOR LANDSCAPING**

Apart from the legal requirement to comply with the EMP, we need to preserve the natural environment as much as possible in order to satisfy our desire to live as close as possible to the natural environment. In order to do so, we need to be sensitive to our natural Fauna and Flora.



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

There are 2 basic positions for landscaping:

1. When there is no boundary wall on the front of the Erf, the area in front of the house, facing the street. This excludes the driveway and walkways leading up to the house.

2. Where the Erf has a boundary wall facing the street, the pavement should be regarded as the position for landscaping. Although the pavement belongs to the COW, for maintenance purposes, the pavement is regarded as common area and may be used by the home owners for “soft landscaping”, in other words gardening that does not require digging or heavy earthworks on the pavement.

### **THIS LANDSCAPING POLICY APPLIES TO ALL:**

- 2.1 Home owners of ELISENHEIM
- 2.2 Tenants
- 2.3 Any and all contractors operating on the Estate.
- 2.4 Any and all guests that visit the Estate
- 2.5 Any domestic or garden worker employed by residents on the Estate.
- 2.6 The Developer also is bound by the instructions contained in the EMP.
- 2.7 In short, any person or entity, residing or operating on the Estate.

### **LANDSCAPING DURING DESIGN PHASES**

- a. Landscaping needs to be indicated on the building plans when submitted to the DRC Officer for approval.
- b. Landscaping must be indicated on the street side of the dwelling.
- c. Where there is any uncertainty regarding the indication of landscaping on the building plans, discussions need to take place with the DRC Officer.



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

### **FINAL PHASES**

- a. After dwelling has been erected a final inspection will take place to check if there was efficient space provided for landscaping as per the building plans.
- b. As stated in point 4.1, in case of full compliance, owner will get a final inspection approval letter on condition that the landscaping is done within 12 months. Should the owner fail to effect the landscaping as per the building plan, DRC compliance certificate will be withheld until such time as the landscaping has been effected.
- c. Owner may apply for 2 trees at Estate Management. These 2 trees will be supplied free of charge by the Estate Management, on condition these trees are used for landscaping as per the approved building plans in the front of the property.

### **LANDSCAPING ON THE ESTATE**

As stated in the Articles POINT 28.2 "Save as may be expressly permitted in terms of the Rules or Extension Rules, no home owner shall be entitled to undertake any landscaping on or about the Township. Without limiting the generality of the a foregoing no home owner shall have any rights to plant any tree, shrub, grass, flower or to remove or cut same or attempt to erect any fence or wall or any other structure or remove same on the Township without the prior written consent of the Design Review Committee."



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

### **LANDSCAPING ON OWNERS PROPERTY**

- a. AS In the design manual 1.16 “Intent: To enhance the indigenous character of the place; to protect natural veld; to encourage continuity of the natural system and ecological corridors. The infrastructural landscape is used to reinforce the spatial framework of the urban design, as does the conservation of sensitive natural landscapes.
  - No invasive exotic vegetation
  - Exclusive use of indigenous plant types (see recommended list available)
  - Local natural stone and textures strongly encouraged
  - Swimming pool backwash to go to sewer in accordance with municipal regulations”
  
- b. Maintenance on landscaping
  - Homeowner/resident can send an email to [elisenheim1@eonproperty.com](mailto:elisenheim1@eonproperty.com) to request the tree/s from the nursery. The management office will deliver the tree/s to your property.
  - Homeowner/resident is responsible for planting of the trees.
    - Homeowner/resident is responsible for upkeep of landscaping.

**Fine schedule attached as per annexure (A)**



# ELISENHEIM

LIFESTYLE ESTATE

## ELISENHEIM OWNERS ASSOCIATION

ANNEXURE (A)	
Non-compliance Description	Fine
Washing	350.00
Trailers,Boats,Canopy	350.00
Wheelie Bins	350.00
Boundary wall not plastered and painted	1,000.00
Boundary wall not painted	1,000.00
Streetscape untidy	350.00
House without house numbers	350.00
Building materials in front of property	500.00
Building equipment in front of a finished house	500.00
Speeding/Reckless driving.	1000.00
Building Rubble not removed	350.00



# ELISENHEIM

LIFESTYLE ESTATE

ELISENHEIM OWNERS ASSOCIATION