



MOUNT EDGECOMBE
Country Club Estate

Mount Edgecombe Country Club Estate 1

LANDSCAPING AND ENVIROMENT
GUIDELINES

Accreditation to Warren Horsley with editing by Estate 1



LANDSCAPING AND ENVIROMENT GUIDELINES

These Landscape and Environmental Guidelines regarding Landscape Installations, Garden Maintenance, Building alterations effecting gardens and the Sale of Properties on Mount Edgecombe Country Club Estate (MECCEMA) are designed to assist the Homeowner understand the various requirements needing to be met in order for the Estate to maintain its excellent standards, as well as ensure that all service providers working for our Homeowners in a private capacity provide service consistent with this good reputation the Estate has earned for its property upkeep and pleasing aesthetical appearance.

A. LANDSCAPING WORK

Private gardening is encouraged and all efforts to beautify the Estate are supported. The installation of first time/ initial / new gardens / major or minor garden revamps shall comply with these procedures, guidelines and rules as laid down herein by MECCEMA.

Please Note: Landscape revamp work relating to building alterations needs to have the proposed plans submitted to MECCEMA at the same time as the building alteration plans.

A.1 Major Garden Revamps / Changes

Definition of Major garden revamps / changes:

This refers to where entire gardens are changed or where 50% or more of the total garden area of the property is changed.

Water-Wise Design requirements:

All garden designs are to be as water-wise as possible. Designs using plant material which require large amounts of irrigation water may not be accepted. Plant selection used in landscape designs should be drought-hardy in order to conserve water as far as possible on the Estate.

A.1.1 Indigenous and Exotic Plant ratio:

MECCEMA strongly supports the planting of indigenous plant material for a number of environmental reasons. The suggested ratio is 70% indigenous to 30% exotic (70/30). However, existing gardens consisting mainly of exotic plant material are acceptable with the proviso that any new plantings should follow the suggested ratio above.

A.1.2 Alien Invasive Weed Species:

No categorised 1, 2 or 3 alien invasive plant material will be allowed to be planted anywhere on the Estate.

A.1.3 Landscape Plan Drawing:

A Landscaper or designer must submit proposed garden design layouts at the same time as the architectural plan submissions for approval prior to the commencement of any garden installation.

Should garden revamp not relate to building alterations then the plan is to be submitted to MECCEMA prior to any work commencing.

A.1.4 Submission of Landscape Plans:

Plans are to be neatly presented, easily readable and must comply with the following:

- Be on an architect's plan; state the Lot no. (and unit no. if applicable), Name of the lot owner; physical address of the property and show adjacent lots/ roads/ golf course and storm water run-off control and/or berms.
- North directional to be shown on the plan, as well as a Scale
- A standard Bill of Quantities must be used: indicating plant quantities, botanical & common names of plants, bag sizes, plants/m², etc.
- The Landscaper's details (company name, plan drawer's name, telephone contact numbers, fax numbers, email address, etc.) must appear on the plan together with the date drawn and an estimated date of implementation.
- Block for MECCEMA's authorization signature

Plan approvals need to be received in writing from the MECCEMA before any landscape work begins, failing which the work will be stopped immediately until the required procedure is followed.

A.1.5 Landscape Plan Changes / Deviations:

The installation of the landscape plan may not deviate from the original plan without MECCEMA being notified of any such deviation (in writing) beforehand. If there are major plan changes (more than 50% of the design being changed), a revised plan must be submitted to MECCEMA. Any minor changes to the design or plant material will need to be sent through in writing to MECCEMA. Only once written approval is received, can any plan or plant material changes be made. Should any deviations from plan be noted in the handover inspection, the Landscape contractor may then be instructed to remove or correct such deviation at their own expense and may also be liable to a contravention.

A.1.6 Design Implementation:

The time limit for the completion of gardens, once building / alteration is completed on a property, is no longer than 3 months.

A.1.7 Installation Hand-over Inspection:

When the landscaping project is complete, MECCEMA is to be contacted for a site hand-over whereby the installation will be checked according to the approved plan, for conformity and workmanship purposes.

A.1.8 Quality of Workmanship:

Landscape installers implementing landscapes or rehabilitations that do not meet up to MECCEMA good standards of workmanship as laid out in these guidelines will be instructed by MECCEMA to rectify such work within a reasonable given time period, not exceeding 2 months. Failure to do so may result in the contractor receiving a contravention and, should the work still not be corrected within the required 2 month's period, such work may be tasked to be completed / redone by an

approved / accredited contractor of MECCEMA's choice: any costs incurred for this will be for the landscape contractor's expense.

A.1.9 Post-installation Maintenance:

The landscaper installing a new garden or a major garden revamp is responsible for the maintenance of the garden for a period of 6 months after the job is complete and the hand-over carried out, unless otherwise agreed upon with the resident, in writing and submitted to MECCEMA for the record. After the 6 month's post-installation maintenance the Estate gardens contractor take over the responsibility for normal maintenance of the landscape.

A.2 Minor Garden Revamps / Changes

Definition of Minor garden revamps / changes:

This refers to where smaller areas in gardens are changed: where less than 50% of the total garden area of the property is changed.

Note: Areas that are of 20m² or less do not require any form of plan to be submitted but a list of the proposed plant material (with plant quantities for the area) must be submitted to MECCEMA for approval prior to planting.

Water-Wise Designs:

All garden designs are to be as water-wise as possible. Designs using plant material that require large amounts of irrigation water may not be accepted. Plant selection used in landscape designs should be drought-hardy in order to conserve water as far as possible on the Estate.

A.2.1 Indigenous-to-Exotic Plant material ratio:

The suggested 70/30 ratio as per the ratio requirements in new / major installations (Item 1.1 above).

A.2.2 Sketch Plan Drawings:

For areas larger than 20m² a sketch plan drawn by a Landscaper, designer or resident must be submitted to MECCEMA for approval prior to the commencement of any work.

Sketch plans are to be neatly presented, easily readable and comply with the same requirements as for major revamp plans (as in Item 1.3 above although they do not need to be on an architect's plan).

A.3 Landscaper Installers and Designers

A.3.1 Accreditation of Landscape Installers:

All landscapers working on MECCEMA are required to be active members of SALI (South African Landscape Institute).

A.4 Soil Preparation for Landscape Work

A.4.1 Soil Compaction:

Any areas of compacted soil are to be suitably broken up

A.4.2 Composting:

Good quality compost to be applied at a minimum of 50dm³ per 5m² of soil area.

A.4.3 Fertilizer:

Good quality fertilizer (organic or inorganic) is to be applied to the soil at a minimum rate of 60g per m² (organic) and 30g per m² (inorganic) .

A.4.4 Soil ameliorants / mulching:

Due to the nature of the soils on the Estate and in effort to conserve water use as much as possible, soil ameliorants designed to reduce watering requirements for newly planted material are to be used in the soil preparation, as well as the generous application of suitable mulching material over planted areas.

A.5 Plant Material Quality & Selection

A.5.1 Plant material supplied for landscaping work is to be of good quality: healthy, weed -free, as well as pest and disease free.

A.5.2 The planting of any plant species that is on the list of protected species will mean that this plant will not be permitted to be removed in the future without written authorisation from the relative government environmental authorities.

A.6 Plant spacing: Groundcovers & Shrubs

A.6.1 Plug spacing: a maximum spacing of 20cm between plugs (36 plugs per m²).

A.6.2 Small bag size maximum spacing: 1L (25 plants per m²), 2L & 3L (16 plants per m²)

A.6.3 Medium bag size maximum spacing: 5L (8 plants per m²), 10L (3 plants per m²)

A.6.4 Larger bag size maximum spacing: 20L (1 per m²)

A.7 Plant spacing: Trees

Tree spacing will be dependent on the species and size it will eventually grow to. No trees are to be planted over storm water or sewage pipes, near electrical boxes, street lights or in positions that will cause damage to buildings, structures or road surfaces in the future.

A.8 Plant material not permitted to be planted on the Estate:

A.8.1 Groundcover: Any categorised alien invasive plant species

A.8.2 Shrubs: Any categorised alien invasive plant species

A.8.3 Trees: Any categorised alien invasive plant species.

Please note: As the plant list may change from time to time, please refer to the Estate Website for updated lists.

A.9 Other Materials / Items not permitted to be used in landscape designs or in gardens:

A.9.1 No painted or unpainted garden statues, such as garden gnomes and other style of ornaments, or painted boulders / rocks are permitted to be used/installed **on the verge or front side** of properties (i.e. that which is in view from the roadside).

A.9.2 The use of white river pebbles in garden designs **on the verge or in view from the road** is not permitted.

A.9.3 Bollards or rocks are not permitted to be installed **on verges** in attempt to stop vehicles parking on them.

A.10 Lawn Planting

A.10.1 Instant Lawn Installers:

Instant lawn planting installations or rehabilitations that do not meet MECCEMA good quality standards of workmanship, and that have not been rectified by the installer despite instruction from the MECCEMA to do so, will be subject to contravention and possibly the work being re-done by an approved contractor of MECCEMA's choice at the contractor's expense.

A.10.2 Verge reinstatements:

Verges that need to be rehabilitated / reinstated after, for example, damage by construction activity taking place on / in the resident's property, are to be done so at the resident's cost. All verge rehabilitation / reinstatement is to be carried out to good standards accepted by MECCEMA.

A.10.3 Instant Lawn Planting:

Below are minimum guidelines required by MECCEMA for the planting of lawn, designed to ensure that Homeowners get the same preparation & planting methods provided by whichever approved contractor they may chose to use. The contractor being used to carry out the work is to ensure that at least the below methods are allowed for in the quote provided to the Homeowner.

All areas to be planted with instant lawn are to be prepared as follows:

- Any compacted soil areas should be suitably broken up and any stones, rubble, etc. removed.
- Good quality, as-weed-free compost as possible to be applied at a minimum of 50dm³ per 5m² of soil area.
- Good quality fertilizer (organic or inorganic) is to be applied to the soil at a minimum rate of 30g (inorganic) and 60g (organic) per m². A 2:3:2 or 2:3:4 fertilizer is suggested.

- The soil area is to be suitably levelled and rolled prior to instant lawn planting.
- The instant lawn is to be of good quality, with a well-knitted root/soil base to it.
- The newly planted lawn is to immediately be watered and rolled once planting is complete. This new lawn is to be suitably watered thereafter so that it establishes itself quickly.
- If lawn is planted on a verge, a suitable, neat temporary form of barrier, such as neatly installed wooden pegs with barrier tape can be put up for a maximum period of 2-3 weeks after planting so as to prevent vehicles damaging the new lawn area.

A.10.4 Grass sprigging:

Should certain areas be permitted by MECCEMA to be sprig-planted the following will apply:

- Any compacted soil areas should be suitably broken up and any stones, rubble, etc. removed
- Good quality compost to be applied at a minimum of 50dm³ per 5m² of soil area
- Good quality fertilizer (organic or inorganic) is to be applied to the soil at a minimum rate of 30g (inorganic) and 60g (organic) per m².
- The soil area is raked to a good level before planting
- Good, healthy runners (sprigs) are used: strips cut from instant lawn pieces (not loose sprigs pulled from another lawn area).
- A maximum of a 30cm gap between sprig rows
- The sprigged area to be rolled level immediately after planting.

A.10.5 Watering of new lawns/ sprigged areas:

All newly planted lawns or areas that have been sprigged are to be watered at least 3 times-a-week for the first 3 - 4 weeks, to ensure that the lawn suitably establishes itself and does not die. It is the resident's responsibility to ensure that the grass receive the correct amount of watering if arrangements have not been made for the planting contractor to do so. Watering frequency will depend on weather patterns at the time of planting and consideration for wise and conservative water use should always be foremost in mind. Homeowners are to take in to account periods where local or national government has placed water restrictions over the region/country, and thus abide by any such restrictions put in place.

A.10.6 Lawn types not permitted:

The following grass types are not permitted to be planted or only limited planting will be allowed:

- Kikuyu grass (*Pennisetum clandestinum*) : not permitted to be planted anywhere
- Kearsney or Carpet Grass (*Axonopus compressus*) : not permitted to be planted anywhere
- Buffalo grass (*Stenotaphrum secundatum*) not permitted to be planted in areas immediately bordering an EPA (Environmentally Protected Area)

- Any lawn on the categorised invasive plant species list (updated lists are available on the Estate Website or from the L&E Department).

A.11 Planting by residents on Estate verges:

Should a Homeowner wish to carry out landscaping on an Estate verge, it must be understood that the 3m wide verge remains the property of MECCEMA and there may be times where MECCEMA or the local authority need to carry out work on them, such as installing or repairing services. The Homeowner understands that they plant up the area at their own risk. Should a Homeowner still wish to do so then written permission from MECCEMA will be needed as well as the plant material approved prior to any such planting taking place. A sketch plan may need to be submitted to MECCEMA.

A.11.1 Once a Homeowner carries out landscaping to any verge they are to maintain it to a good standard thereafter. Should the property be sold, this maintenance must be accepted by the new owner/s of the property.

A.11.2 Any maintenance of an irrigation system installed by a Homeowner on an Estate verge is the responsibility of the Homeowner to repair and maintain. Should a municipal contractor be required to carry out any digging or such work on a verge and damages any plant material or irrigation system installed by the Homeowner in the process, it will be the responsibility of the Homeowner to repair.

A.11.3 No tree is permitted to be planted on an Estate verge without written authorisation from MECCEMA. MECCEMA reserves the right to determine the type of tree allowed to be used in such planting.

A.11.4 Any tree/s planted by a resident on an Estate verge will need to be maintained by the resident. Such maintenance will include: pruning any branches away from pedestrian walk ways, lifting of canopies so as to ensure the verge grass has sufficient light to grow well underneath, and/or pruning of any branches growing out into the road and/or obstructing or touching any vehicles travelling thereon. Any damage to an Estate road caused by tree roots growing from a tree planted by a Homeowner will be the responsibility for the Homeowner to repair at their own expense.

A.12 Retaining Walls:

All retaining walls within a property are to be planted to a suitable groundcover. Plant coverage of the retainer walls should be a minimum of **80%** of the total wall area.

B. GARDEN MAINTENANCE

The Estate is laid out to a properly planned and horticulturally designed theme.

All common area gardens at open spaces, around gate houses, islands in the roadways, sidewalks, water features and at community facilities, are maintained by the gardening contractor at a cost which is included in the common levy.

Basic maintenance of residential gardens is carried out, throughout the Estate, by a contractor appointed by MECCEMA. The costs are administered by the Association and charged, at a rate based on area serviced, via the levy accounts to each owner. Maintenance by the Association's contractor is obligatory. When existing gardens are completely revamped/reinstalled an initial growing-in period of six months is required to be maintained by the owner after which the maintenance service by the Association's contractor becomes obligatory.

The level of maintenance to residential gardens as carried out under the Association's jurisdiction is of a basic general nature only. Specific details are listed below. Residents requiring additional services are at liberty to negotiate and to deal directly with one of the approved landscapers for any once-off or ongoing extras required.

RESIDENTIAL GARDENS

The following service will be delivered by the Contractor in the residential gardens: -

- Lawn mown weekly in summer and fortnightly in winter with rotary mowers.
- Cutting of edges every 2 weeks with edge cutter.
- Aerating beds every 2 weeks.
- Paths, roadways and parking areas kept free of organic and inorganic litter by sweeping after mowing.
- Chemical weed control in lawns, paved areas and driveways.
- Weed control in beds on a manual basis weekly.
- Plants to be split/replanted to improve coverage.
- Shrubs to be pruned once a year in Spring to remove dead wood and shape them.
- Shrubs trimmed as per horticultural needs.
- Flower beds to be kept free of leaves or as requested by owner.
- Fertilizing in January, April and September.
- Limited control of common garden pests excluding termites
- Refuse collection on the day the garden is serviced.
- Watering in sectional titles only.

Extra services that can be obtained at additional costs.

- Specialized mowing.
- Hand weeding of lawns, paved areas, pebble areas and driveways.
- Extensive pruning- Pruning of topiaries, harsh seasonal pruning or cutting back of shrubs and tree pruning.
- Collection of refuse on any other day than the service day.

COMMON AREAS

- Lawn mown weekly in summer and fortnightly in winter with rotary mowers.
- Cutting of edges every 2 weeks with edge cutter.
- Aerating beds every 2 weeks.
- Paths, roadways and parking areas kept free of organic and inorganic litter by sweeping after mowing.
- Chemical weed control in lawns, paved areas and driveways.
- Weed control in beds on a manual basis weekly.
- Plants to be split/replanted to improve coverage.
- Shrubs to be pruned once a year in Spring to remove dead wood and shape them.

- Shrubs trimmed as per horticultural needs.
- Flower beds to be kept free of leaves or as requested by owner.
- Fertilizing in January, April and September
- Limited control of common garden pests excluding termites
- Remove palm leaves and flowers stalks before fruit forms.
- Watering when necessary.
- Herbaceous plants will be removed, split and replanted when necessary.
- Signage and street names kept clean and clear.

AREA

Each residential garden area to which the SM rate is applied shall be calculated as the Erf size less the footprint of the dwelling and less the pool area (excludes pool paving).

Problems or complaints regarding the gardening maintenance service should be directed to the gardening contractor's offices by fax or phone call. Should there be no, or unsuitable response, the complaint should be submitted to the Associations' Office.

It should be noted that trees and shrubs etc., may not be cut down or removed without permission from the Association. *(Such permission will not be granted lightly)*

B.1 Garden Standards

Garden standards will generally be assessed on the following criteria:

B.1.1. Weeding and edging of flowerbeds:

Flowerbeds are to be kept clean, neat and regularly edged. No more than 30% weed growth should be present in flowerbeds of the garden at any given time and should there be weeds present, they should be more than 3 weeks' old growth. Flowerbeds bordering the golf course to be kept weeded at all times and not allowed to become unruly and untidy.

B.1.2 Mowing of lawns:

Lawns are not allowed to grow excessively long. Any height that is double the regular / required mowing height of the particular grass type found in the garden is considered being too long. Generally, all lawns are to be mowed **once-a-week** in the growing season/months and every **second week** in the cooler season/months.

B.1.3 Quality of Lawns:

Weeds in lawns should be kept controlled and should not have more than **30%** weed growth in the entire lawn area. The health of the lawn should not be allowed to deteriorate to a poor quality or so as to have more than **30%** of its total area with bare patches in it. Due consideration will be given to this requirement during times of drought and water restrictions.

B.1.4 Pruning:

Shrubs and groundcovers are to be kept regularly pruned and trimmed, not being allowed to grow excessively bushy, out of control or looking unkempt.

B.1.5 Paved Surfaces:

To ensure that all paved surfaces such as driveways, paving around pools, etc. are not allowed to have excessive weed growth in them: not more than **30%** of the total surface area is permitted to be covered by weeds and any weeds present in such areas are not to be taller than **5cm**. All hard surfaces are to be swept regularly and leaf litter and/or soil not allowed to accumulate on them for long periods. Algae on paving is to be regularly treated or removed.

B.1.6 Garden refuse:

Garden refuse generated by a Homeowner in their property must be placed in the appropriate blue plastic bags and stacked on the pavement together with domestic refuse on the day of the week appointed for collection of refuse by Local Council / Municipality. Should a Homeowner not place his/her garden refuse out in time for collection then they are to ensure the bags are brought back into the property. Garden refuse may not be put out on any other day or left out on the verges overnight. Garden refuse generated by a Homeowner's garden service contractor is to be removed from the site on the same day of the garden service. No garden refuse is permitted to be left on the verge overnight otherwise a contravention may be issued.

Please Note: Garden refuse may not be stored in areas within the garden that are visible from the road. If garden refuse is stored out of sight within the property, it should not be stored there for any lengthy period of time (no longer than 5 consecutive days).

Private Note: No private garden refuse is permitted to be taken and left at any of the community centres or Estate common areas.

B.1.7 Flowerbed Mulching:

The use of correct mulching practices in flowerbeds is encouraged so as to reduce watering requirements and thus conserve water.

B.1.8 Retainer Walls:

All retainer walls within a property are to be planted to a suitable groundcover. Plant coverage of the retainer walls must be a minimum of **80%** of the total wall area. Any bare areas in the retainer wall are to be replanted so as to ensure continual plant coverage.

B.1.9 Alien Invasive Plants:

No alien invasive plants are permitted to be growing in private properties on the Estate.

B.2 Alien Invasive Species:

No declared category **1, 2 or 3** alien invasive weed plant species is to be allowed to be grown in your garden. Should any of the categorised invasive weeds be found to be growing or have started to grow in a property, it is the responsibility of the Homeowner to have these removed immediately / within the reasonable time frame given by the MECCEMA. Standard protocols for their removal, as recommended and laid out by NEMBA (National Environmental Management Biodiversity Act) need to be adhered to. Failure to do so will result in MECCEMA instructing either a tree felling contractor

or an accredited Garden maintenance contractor to remove such plants / trees at the Homeowner's expense.

Alien invasive weed lists and sample pictures can be viewed on the Estate Website under the heading: South Africa's National Listed Invasive Species. Please note that the invasive species lists do change from time-to-time so residents are advised to refer to the website at least every 6 months. The above also applies to any **water feature** a Homeowner may choose to have in their garden, i.e. no categorised alien invasive water plant may be grown in ponds or water features.

B.3 Irrigation Systems

Every attempt to conserve water usage on the Estate is encouraged. Irrigation systems are to receive correct maintenance at the recommended servicing intervals so as to ensure that any faults are timeously fixed.

B.3.1: Should irrigation leaks not be attended to within 5 days of a reported leak then the Estate reserves the right to appoint an approved irrigation contractor to carry out the necessary repair so that no further unnecessary water loss occurs. This repair work will be for the Homeowner's expense.

B.3.2: During times of water restrictions, it is the responsibility of all Homeowners and Residents to ensure their irrigation systems are suitably adjusted, or in extreme cases turned off, so as to ensure that water is conserved and they are in compliance with local municipality requirements / instructions / law.

Please Note: The use of mulching materials and other water-retaining products in gardens is strongly encouraged by the Estate so as to reduce water requirements in gardens.

B.4 Verge Mowing

Mowing of the verge lawns is done by the MECCEMA garden maintenance contractor. Should a Homeowner or Resident wish to mow their own verge then this request must be made in writing to the MECCEMA. Uniformity of schedules and standard will be assessed before permission is granted.

B.5 Damages to Estate Verges & Islands

Any damage done to an Estate verge, flowerbed and/or island, through any vehicles belonging to, visiting or carrying out work for a Homeowner's property (e.g. that have been parking on or driving on a common area); or by any employee of the Homeowner or Resident; or contractor working for the Homeowner or Resident will be repaired at the cost of the Homeowner or Resident.

B.6 Tree / Shrub Pruning and Tree Poisoning / Removal

B.6.1 Any tree/s may not be cut down, severely pruned, poisoned or removed without written permission from MECCEMA.

Should any tree be severely pruned or felled without written approval from the MECCEMA a contravention may be issued, and the tree/s replaced at the Homeowner's expense.

B.6.2 Major tree felling and pruning is to be carried out by a MECCEMA approved tree felling contractor or garden maintenance contractor registered and authorised by MECCEMA to carry out such work.

B.6.3 Homeowners are to ensure that tree branches and / or shrub growth growing in their property is regularly pruned away from road ways, pedestrian walkways and golf cart paths.

B.7 Pest Control

The below requirements are to ensure that no harmful chemicals are used indiscriminately on the Estate that could cause damage to the environment.

Failure of any Homeowner, Resident, or contractor or employee working for a Homeowner or Resident to comply with this requirement may result in a contravention, legal action being taken against the offender and may result in the contractor or employee being banned from working on the Estate.

B.7.1 Only registered pest control operators / contractors are allowed to operate on the Estate.

B.7.2 Should a resident make use of such services, they are to advise MECCEMA, prior to the contractor commencing any work. The following information will need to be supplied in writing to the MECCEMA:

- Homeowner's name, address/erf number and contact details
- Name of the registered pest control company proposed to be used, along with any contact details for them
- The pest/s they will be having controlled / treated.
- Date of proposed treatment

MECCEMA will then make contact with the service provider so as to ascertain the chemical type that is proposed to be used and ensure that all precautions are taken for the environment not to be harmed in any way.

Only once the MECCEMA has issued written authorisation can the work be started.

B.7.3 Indiscriminate / blanket-style pesticide applications to gardens will not be permitted.

B.7.4 Properties bordering water surfaces require particular caution in pesticide applications.

B.7.5 Every attempt must be made to try control certain garden pest problems by means of either organic remedies or those products less harmful to the environment.

B.7.6 The killing of protected wildlife by means of poisons, traps, or any other methods will be treated with the highest severity and immediately reported to the local authority. This includes wildlife such as bees, bats, and golden moles.

B.8 Weed Control

Homeowners, private gardeners and/or garden maintenance contractors are to ensure that no harmful herbicides are indiscriminately used on the Estate that could damage the environment. All staff applying such herbicides must be suitably trained to do so and any chemical containers must be

correctly disposed of / destroyed so as not to pose any threat to any resident, child, animal/wild life or the surrounding environment.

Failure of any resident to comply with this requirement will result in a contravention being issued and may result in the contractor being banned from working on the Estate.

B.9 Painting, building and other contractors

No painter, builder or any other contractor carrying out any form of maintenance, building or other such work is permitted to dispose of any material generated from their work on site into common areas, streams or any water surfaces, storm water drains or sewer lines. Examples would be the cleaning of paint brushes in resident's drains; pouring excess concrete mix into common areas. Any contractor not abiding by this rule will be removed from site and banned from working on the Estate. Legal action may also be taken against the contractor in terms of any governmental environmental legislature in place.

B.10 Health and Safety

All Homeowners, their private gardeners and/or garden maintenance contractors are to ensure that strict adherence to health and safety procedures & requirements are followed at all times whilst working on the Estate.

- Any staff using machinery / equipment are suitably trained to do so
- The appropriate PPE is worn at all times whilst using any mechanical machinery; applying chemicals; carrying out pruning work; etc. in gardens.
- Staff being transported in vehicles are safely seated in them and the vehicles are not overloaded
- All vehicles adhere to the speed limits of the Estate and drive in a safe manner so as to ensure that no resident, domestic worker, other contract workers or Estate wildlife are placed in danger whilst using Estate roadways and pathways.

Failure to adhere to good Health and Safety practices may result in a contravention fine and the contractor being banned from working on the Estate.

B.11 Estate Wildlife

MECCE is a protected environment. Any person found to be purposely harming or endangering the wild life on the Estate in will be prosecuted. Any Homeowner, Homeowner's employee/s, contractor, sub-contractor or private gardener under their employ not adhering to this may be prosecuted and or permanently banned from carrying out any work on the Estate.

Please Note: No unauthorised release of any animal (bird, fish, reptile, etc.) by a Homeowner, Resident, or any other individual residing or working on the Estate will be permitted.

C. BUILDING ALTERATIONS AND THE LANDSCAPE/ ENVIRONMENT

C.1. Alterations impacting the Landscape:

Architects carrying out work on the Estate are to engage with MECCEMA P&A immediately when any tree/s are likely to be affected due to proposed building alterations. MECCEMA will assess any requests for tree removal or other landscape modifications that might result from the intended alteration.

Permissions will not be withheld unreasonably.

Please Note: MECCEMA will not be held responsible for any plan re-drawing costs incurred due to an architect not following the above-mentioned protocol.

Landscape plans are to be submitted at the same time as building alteration plans.

C.2. Building plans to indicate specific plant / tree details:

Building plans are to indicate all existing trees & vegetation there are in the area/s of proposed alterations, including the names of such trees and vegetation.