



# Springerbaai Eco Estate

## Homeowners Association

PO BOX 11293, HEIDERAND 6511  
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16 April 2024

Dear Members,

The regulations set out in the Springerbaai Architectural & Building Regulations (November 2023) are in addition to any restrictions imposed in terms of conditions of Title, Town Planning Schemes, National and any other regulations including SANS and the latest Health and Safety Act.

Compliance with regulations imposed by the HOA shall under no circumstances absolve the homeowner from the need to comply with restrictions imposed by any Authority nor shall the Trustees' approval be construed as permitting any contravention of restrictions imposed by any Authority having legal jurisdiction.

It is the responsibility of each homeowner to ensure that NBR Regulations are complied with despite this normally being expedited by the Architect and other contracting parties.

It is not the responsibility of the Trustees or BAC to ensure that required National Building Regulations are complied with.

The local Municipal Authority does not take responsibility for non-compliance and the possible ramifications that could arise should National Building Regulations not be adhered to.

Where Certificates of Occupation have been issued by the local Authorities despite full compliance not being achieved, it is important to note that the local municipality do not take responsibility for non-compliance and the possible ramifications that could arise should National Building Regulations not be adhered to. It is the responsibility of each homeowner to ensure that NBR Regulations are complied with despite this normally being expedited by the Architect and other contracting parties. It is not the responsibility of the Trustees or BAC to ensure that required National Building Regulations are complied with.

In this regard, the Trustees and BAC hereby notify all homeowners who have swimming pools on their property that SANS 10400-D: 2016 (Edition 3.1) Clause 4.4 Swimming Pools and swimming baths states the following:

**4.4.1** A wall or fence shall be provided by the owner of a site which contains a swimming pool or swimming bath to ensure that no person can have access to such a pool or bath from any street or public place or any adjoining site other than through:

- a) a self-closing and self-latching gate with provision for locking in such wall or fence, or
- b) a building where such building forms part of such wall or fence.

**4.4.2** A wall or fence shall be provided in any interconnected complex which contains a swimming pool/bath to ensure that no person can have access to such pool or bath from any street or public place or anywhere within the complex other than through a self-closing and self-latching gate with provision for locking in such wall or fence.

**4.4.3** Such wall or fence and such gate therein shall not be less than 1.2m high measured from the ground level and shall not contain any opening that will permit the passage of a 100mm ball.


**4.4.4** The con-structural requirements of any steel fence or gate shall comply with the requirements in SANS 1390.

**NOTE:** Additional methods, including pool covers and warning devices, for the protection of children from the hazards of swimming pools are provided in SANS 10134.

As property boundary walls or fences at Springerbaai are not permitted, ensuring compliance with a fence or screen is an urgent concern and needs to be carefully considered. However, as pools must be incorporated in patios or decks attached to the house various options are possible.

Sketch plans need to be submitted to the BAC for approval before installation.

Yours truly,



Jan Janse van Rensburg

Chairperson of the Building and Aesthetics

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