



INTABA RIDGE

— PRIVATE GAME ESTATE —



INSPIRED LIVING... **NATURALLY**

A wide-angle photograph of a landscape at sunset. The sky is filled with dramatic, dark clouds illuminated from below by the setting sun, creating a vibrant orange and yellow glow. In the foreground, a campfire with bright orange and yellow flames is burning in a circular stone fire pit. The fire pit is situated on a gravelly area. To the left of the fire pit, there is a small, gnarled tree and some rocks. The middle ground shows a grassy field with a fence line and a few scattered trees. The background features rolling hills under the colorful sky.

Wide open spaces,
under African skies...



OWNERS INFORMATION:

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2. ESTATE OVERVIEW
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1. INTRODUCTION

Intaba Ridge has been developed with the vision of creating something special.

There can be no compromise on security or on the eco-friendly nature of the Estate. While the Estate itself has an ethos of peace and tranquility, its ideal location gives members easy access to good schools, retail outlets and work.

The purpose of this booklet is to supply information and in many cases is a summary of various documents. Where any information is in conflict with various agreements and rules, the latter shall prevail.

Developed by Sign Power Investments, through Brendan Falkson and John Dovey, Intaba Ridge is a unique residential game estate situated on the doorstep of Pietermaritzburg, the capital of KwaZulu-Natal. The development expertise of John and Brendan, who

have been involved with the development of estates like Brettenwood Coastal Estate, Forest Village, Brettenwood Lakes and Rosslyn Business Park, will enable Intaba Ridge to establish a benchmark for private residential game estates in KZN. After taking over the initial concept from Venture Partners, the current developers realized that the development could be significantly improved by a second phase. This would be to both the developer's and the homeowner's benefit.

The first phase has been approved by the DFA (Development Facilitation Act) tribunal (December 2007) after a successful ROD (Record of Decision) was obtained (March 2007). The first phase consists of 100 freehold sites (2500m² each) serviced and available for sale, as well as a commercial and a stable site. The second phase is currently under application for a new Environmental ROD. The developers are applying for an additional 60 freehold sites and a 100 unit sectional title development.

Natal verandah architecture
inspired by bush lodge luxury



The benefits to the homeowners of phase 2 are as follows:

- More homeowners will be contributing to stabilize the levy on a long term basis.
- All internal roads to be upgraded by the application of asphalt layer in phases.
- Security & Clubhouse upgrades.
- Surfacing of Bisley Game Reserve road (P120) from the cattle grid to the estate's entrance (+-1.4km's).

The process to be followed for phase 2 is as follows:

- Binding contracts have been signed between the HOA and Sign Power to protect homeowners rights.

The sale agreement confirms that no further rights applications, after phase 2 will be made unless supported by 66% of HOA members, excluding the developer. The development agreement formalizes the obligations of both parties.



Imagine a game reserve,
as your back garden



2. ESTATE OVERVIEW

2.1 Land Usage

- a. Total Area: 281Ha
- b. Common Area: 234Ha
- c. Game Reserve: 70Ha
- d. Residential Stand Sizes: 2500m²
- e. No. of Approved Residential Stands: 102
- f. Commercial Stands: 1
- g. Additional 2500m² Residential Stands (Phase 2): 60
- h. Additional Sectional Title Village +-7Ha: (Phase 2): 100 units

The residential stands are sold as individual freehold erven or plot and plan packages. No transfer duty is payable on purchase of freehold stands or plot and plan packages. A non-profit company manages the common property and all shared facilities and expenses via levy contributions.

2.2 Entrances

There are two entrances to the Estate. A main gate, which is manned 24/7, with both a main entrance and a contractor's entrance. The second gate has been installed

and is available for residents only during the day. Access through the main gate, second gate and contractor's gate will be subject to access control protocols that are continually updated by the HOA.

2.3 Facilities

The Estate has the following lifestyle facilities:

- a) Swimming pool, gazebo and braai area
- b) Hiking, horse and mountain bike trails +- 15km of beginners, intermediate and advanced trails across the estate
- c) 3 Dams – controlled fishing will be allowed on a tag and release basis
- d) Wooden jungle gym
- e) Game Reserve stocked with Impala, Wildebeest, Zebra, Blesbuck, Oribi, Reedbuck and Duiker

Communal facilities to be provided on receipt of lifestyle memberships– (Note: After 80 sales)



a. Clubhouse incorporating:

- i. Boma Area
- ii. Tennis Court (not floodlit)
- iii. Meeting Area
- iv. Mini Gym Room

b. Stables – the existing cowshed will be renovated once 2 stables are sold. These stables are sold as debentures. Facilities will also include:

- i. Groom and tack room
- ii. Undercover horse box parking
- iii. Paddocks with drinking troughs will also be fenced with gum-poles.

2.4) Security

Security is key to the success of Intaba Ridge. The Estates' perimeter is secured by an electric fence and surveillance equipment. In addition, there are security patrols throughout the Estate. Access to the Estate will be limited via an access control system, and non-residents are only allowed access through the main gate and only on arrangement with a resident.

2.5) Neighbours

Intaba Ridge borders the Goodall Family Farm on the South. No applications have been made for the development of this farm. The West is bordered by a farm on which an Eco Estate has been proposed and the Northern border is made up of the Secret Garden Wedding Venue and Rocky Valley Game Farm. The remainder of the property is bordered by smallholdings. Bisley Nature Reserve borders the estate diagonally opposite the main gatehouse.

3. THE DEVELOPMENT TEAM

DEVELOPMENT COMPANY:

SIGN POWER INVESTMENTS (PTY) LTD

CONSULTING ENGINEERS:

KANTEY & TEMPLER (PTY) LTD / BOSCH STEMELE (AFRICA)

CONVEYANCERS:

GARLICKE & BOUSFIELD

ARCHITECTS:

SAGNELLI ARCHITECTS

4. THE DESIGN ETHOS

The architectural philosophy of Intaba Ridge is that all designs should be in harmony with the beautiful natural surroundings to ensure peace and tranquillity. The design philosophy is distinctly Natal Verandah inspired by game lodge luxury. This is ideally suited to the climate and

maximizes the interaction with the environment.

The style is open and free flowing, with large verandah and outside living areas. To protect other investors, the design code and landscaping code are fully set out in the Intaba Ridge Development Manual.



Designer living... Naturally



5. DEVELOPMENT PROCEDURES

To ensure that Intaba Ridge is developed to achieve the development goals and to protect the homeowner's investment, a simple development procedure has been designed. Sagnelli are the approved architects and no other architects may be used without the written consent of HOA. All Engineers used must be

registered with the Engineering Council of South Africa. The Design Review Committee, established by the Home Owners Association, is responsible for the review and approval of all building, alteration and landscaping plans. The development procedure is laid out in detail in the Intaba Ridge Development Manual.

6. CONSTRUCTION PERIOD

To return the area to a tranquil haven, members are required to commence construction within 2 years of the

initial transfer date and must have completed construction within 1 year of commencement.



Maritzburg's best kept views...



7. HOME OWNERS ASSOCIATION

7.1 Legal Structure

All property owners are obligated to be members of the Intaba Ridge Home Owners Association (HOA). This association is the entity through which property owners manage the Estate and common issues. The Home Owners Association is registered as a "non-profit" company. The association is governed by the Companies Act as well as its Memorandum of Incorporation (MOI). The members are governed by the Companies Act as well as its MOI. The members' voting rights are more fully detailed in the MOI but in essence each property owner has one vote for every property that Member owns. The Members may elect directors and empower them to manage the Estates affairs on their behalf.

7.2 Membership

Every property owner is obliged in terms of the property sale agreement to become a member of the HOA. Members may only resign their membership on sale of their property.

In this regard, a Member must advise the HOA in writing, within 21 days of the sale, of the Members' property and the acceptability of the Purchaser must be approved in writing by the HOA.

7.3 Estate Management

The objective of the HOA is, through its Board of Directors, to manage, administer and control the Estate, including the common property, which it is also required to maintain. To fulfill its mandate, the Board may hire and appoint staff and companies to perform certain functions, raise levies and make rules to regulate the conduct of members. In practice, the Board will set the strategy and guidelines and will appoint staff to perform the work. While the Estate is under development, the Developers are deemed to be the members of the HOA, and as such, run and control the HOA.



Bushveld sunsets... Urban convenience

7.4 Levies, Rates and Payments

7.4.1 Monthly

Members are obligated to pay levies as stipulated by the HOA Board. Levies will be calculated as provided for in the MOI. This is based on the current levy budget.

7.4.2 Once Off

- i. Levy Stabilization Fund - This is a compulsory once-off levy payable by the homeowner on transfer of the erf. This payment goes to the HOA and is required in case of extraordinary or emergency expenditure of the HOA. This is currently 1% of the sales price or a minimum of R7500.00
- ii. Lifestyle Membership Fee - This is a compulsory once-off payment required from the homeowner on transfer of their erf. This payment is R29 500.00 plus VAT and is to cover the cost of the lifestyle facilities. This amount is payable to Garlicke & Bousfield trust account.
- iii. Rates - The Msunduzi Municipality levies rates directly to homeowners. This amount is subject to change according to Municipal requirements.

7.5 Rules

All Members are required to comply with:

1. The HOA MOI (Articles)
2. Memorandum of Agreement .
3. The Rules of Conduct as set down by the HOA and the Environmental Management Plan.
5. The Development Manual.
6. The Members of the Equestrian Centre must comply with the Equestrian Centre conduct rules.

The following documentation is available for inspection:

1. HOA Memorandum of Incorporation
2. The initial HOA Rules of Conduct
3. The Environmental Management Plan
4. The Development Manual

Inspired living on Maritzburg's doorstep



8. SERVICES

8.1 Water

Each site will be connected to the Msunduzi mains by bulk metre. The HOA will invoice each homeowner individually over and above their levy.

8.2 Roads

The main road, Intaba Drive, has been surfaced. Secondary roads will be surfaced prior to the first owner taking occupation in that street.

8.3 Electricity

Bulk three phase supply is provided by Eskom (only Three Phase connections are allowed). The HOA will invoice each homeowner directly over and above their levy, as well as an availability charge and Eskom tariff rates. These tariffs are, at present, lower than Msunduzi rates.

8.4 Sewage

Each site owner is responsible for the installation and payment for their own septic tank and soak-away.

Note: In cases where insufficient percolation soils exist on

the client's site, the developer will make available sufficient suitable soil for collection.

8.5 Security Fence

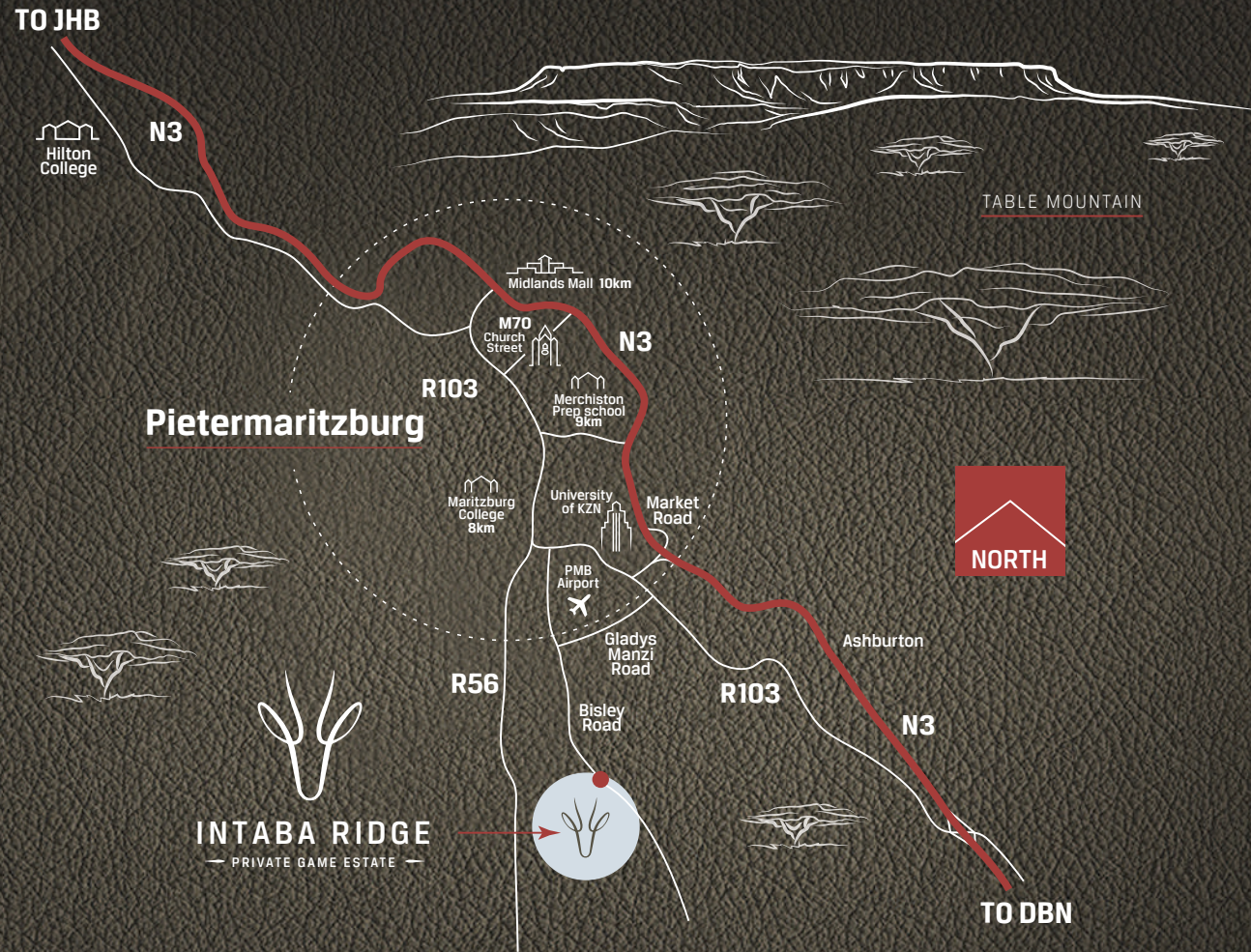
Installation of the initial fence was completed by October 2009, as follows:

- 5km of single strand electric fence 2.4m high (All provided with double fence posts and criss-crossed strands to aid detection).
- 3km of single strand electric fence 3.0m high (All provided with double fence posts and criss-crossed strands to aid detection).
- Zoned detection of 330m to pinpoint access violation.
- Relevant monitoring equipment.
- CCTV cameras at the main entrance.
- Access controlled.

The Phase 2 security fence upgrade has recently been completed and consists of a fully electrified 8km "in-rigger" 1.5m panel. This provides a second layer of electrification and detection, and also deals with the threat of under-dig. This additional upgrade was completed in mid-2016.

Peace of mind... Secured





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www.intabaridge.co.za