

BUSH HOME DESIGN & CONSTRUCTION

RULES & REGULATIONS



*Approved by
NARETOI AGM
December 2022*



Introduction & Welcome

Naretoi is a unique place. Whether we live here permanently, visit monthly, or only come for a few weeks a year, we were all attracted to be part of this Kenyan Conservancy living estate. We are so privileged to be part owner of this magical community.

Each of us has our own vision for our Bush Home, but we must bear in mind that we are part of this community because of our shared love for the unspoilt and wild character of Naretoi, and together we are responsible for conserving its spirit and charm. We, therefore, urge all homeowners to maintain the external appearance of their footprint in keeping with the standard and ambience of the wildlife estate.

Through the Housing Committee, the Board of Naretoi does not wish to restrict the imagination or scope of the home development by pre-determining its specific architectural character. The requirements set-out in this document aim to achieve architectural and environmental continuity in the scheme rather than impose an architectural style.

With these construction rules, the Housing Committee has tried to develop reasonable and achievable parameters in which all of us can construct and create our Naretoi dream home.

We urge homeowners to design and construct their homes with the "bush home" in mind, blending in with the surroundings as much as possible and using materials that are considered eco-friendly and visually unobtrusive. We request you be mindful of the environment, neighbors and the community at large and build homes that are respectful of these crucial elements. Please consider other homes' positions and their view when choosing your site, it is essential that we don't compromise one another's views.

None of us want to lose the wild character of Naretoi and see it transform into a suburban living community. With these guidelines, the Housing Committee intends only to safeguard our shared vision.

Please contact us if you have any questions with regards to these construction guidelines

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By order of the Board of Directors

And approved by General Meeting

17 DECEMBER 2022



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1. SIZE & STRUCTURE

1.1 Bush Home permitted size

Construction is permitted on the basis of the Tier of the plot, and are determined as follows:

Tier 1 'Enkaji'	652 sqm
Tier 2 'Boma'	884 sqm
Tier 3 'Manyatta'	1117 sqm

The above floor space limits apply to the **TOTAL COVERED** floor area of all structures on the footprint.

Calculations of square meterage/footage includes **ANYTHING** covered by a roof. This INCLUDES covered verandas, covered walkways and paths, covered stairs, roof overhangs, gazebos, pool houses, staff quarters, stores, garages, pool pumps rooms, sheds and the like, irrespective of whether they are walled or not.

Note that ALL floor area is included, and measurements are based on livable and usable¹ floorspace per floor rather than footprint on ground level. Measurements are taken from external wall to external wall and are inclusive of all areas in between. Insides of cupboard and other technical areas are included in the footprint calculation. In the case of double story homes, the upper floor space must be accounted for and included in the total footprint.²

If a viewing deck is constructed on top of a building structure, and does not have any covering, it is still to be regarded as a living space and to be treated as a viewing deck/balcony and to be included in the total calculation.

Simple pergolas or similar simple covered areas that provide shading are NOT included in the area calculations, nor are pools. Uncovered and ground level viewing decks are equally not included.

That said, we urge all Homeowners to apply reasonable consideration and judgement and not to cover more than an additional 100sqm with construction materials for decking.

Homeowners are encouraged to leave at least 50% their plot wild.

Pergolas that were excluded in the initial footprint calculation, may NOT be converted into waterproof verandas or decks without approval from the Board. This conversion will be included in the total footprint allocation.

Deviations from the permitted footprints are **STRICTLY PROHIBITED**. Homeowners must properly plan their build in relation to their respective footprint rights and include potential future plans for expansion. If a building limit has been reached, it will NOT be possible to build additional rooms/guesthouses/pool houses in the future. Construction plans for a larger size build than the allocated tier, will be rejected **WITHOUT** exception.

¹ Livable here implies living areas, garages and stores are not livable, but ARE included in footprint calculation

² For example, a double story house in which both floors have a livable floorspace of 250sqm, the total included footprint is 500sqm.



1.2 Bush Home height & story limit

Bush homes are to be no more than two stories – this means a ground floor level and one upstairs level. Building of third level sundowner decks covered by a roof is prohibited on second stories but IS permitted on single story homes.

All homes (including double story homes) are to be limited to the top of the home being 28ft (8.5m) in total elevation from Natural ground level (Virgin ground)/to the apex of the roof. This is measured up to the highest point of the structure.

Chimneys are permitted to be 1 meter higher.

If a Homeowner increase the height of virgin land with additional soil, this will be included in the height calculations, and will thus be deducted from the maximum permitted height of the building³. Please ensure to inform the Housing Committee of your possible intentions to do so, so they may include this in their evaluation.

Deviations from the permitted height are **STRICTLY PROHIBITED**. Construction plans that are higher will be rejected **WITHOUT** exception.

1.3 Units per footprint

Homes are permitted to be built as a singular unit or may be modular, where bedrooms and living spaces are in separate structures. In this context there is no limit to units per footprint, within reason (which the Board, at its sole discretion, may review). All units must fall under the maximum total floor space allowed according to the Tier of the respective footprint.

The maximum number of "singular living unit" (where bedrooms, living space & kitchen are all combined within a structure) is TWO, this is based on a primary house and a smaller guest cottage.

Living structures may **NOT** be utilized as separate living units as per a commercial lodge-like setting for multiple groups rentals.

1.3 Temporary Structures

Temporary structures can be a tent, canopy sun shade structures, canvas, installed on site in conjunction with a special event or occasion. A temporary structure, as the name suggests, is removable and temporary, ie. it can be installed and dismantled without leaving any permanent damage or change to the site. In its essence, a temporary structure is not on or permanently affixed to a permanent base and doesn't require foundations or concrete slab.

³ Eg, A homeowners whose plot is on black cotton soil, may decide for structural reasons to place an additional mound of soil of 1 meter underneath the home structures This would mean that the apex of the house is limited to 7.5M.



Any structure that contemplates some type of foundation or concrete slab is therefore not a Temporary Structure and will only be allowed to be built under the standard review and approval process including that adequate SQM allowance is available under the Plot contract.

1.4 Pools

There are no restrictions to the design or materials used to construct swimming pools. However natural materials and a general look & feel that blends in with the environment is encouraged. Pools place enormous strain on the common Naretoi borehole and should therefore not to exceed 80M³ (eg approx. 10m x4mx2m)

1.5 Staff housing

Optional staff housing is permitted at the bush-home site. Homeowners are advised to build staff accommodation of reasonable and acceptable standard. This suggests a structure with a solid, non-leaking roof and a lockable door. Staff permanently living on site should have their own sleeping quarters. Men and woman may not be expected to share sleeping quarters. There should be a bathroom and toilet for the staff to use with running water. As a guideline we suggest homeowners to build SQ of no more than 75sqm.

Homeowners should consider the safety of their staff when walking to their homes at night.

1.6 Commercial use

Except for House in the Wild, all houses on Naretoi are for private residential purposes only and properties may not be used for commercial activities. However, homeowners are allowed to rent out their homes to **one** group at a time but may not function as a lodge.

Architectural plans should be reflective of this.



2. HOME POSITIONING & VISIBILITY

Homeowners must consider the visibility of their build vis-à-vis neighboring plots. In the event that at the time of submitting a site plan the HC believe that any building or structure will be visible to an adjacent house site or from common land and will compromise the view or aesthetics of Naretoi, and should they believe that planting and landscaping won't hide it over time in that case, the homeowner may be requested by the HC & Board to reconsider

When positioning your home, you must consider whether your building/s will be visible from the common area of the estate and whether it/they compromise the view and aesthetics of Naretoi. It is understood that with careful landscaping and tree planting that the visibility of a home may change with time. This must be discussed with the HC & Board.

Bush homes, staff quarters and other installations are required to be minimum 7 (seven) metres away from their boundaries, unless two neighbors have mutually agreed in writing and copied the Naretoi Committee a variation of this rule for their records.

This rule also applies to homes that do not have an immediate neighbor on their boundary, but border on common land/fence line. In these cases, permission must be obtained from the Board. In cases where any other homeowner shares his/her objection to the build close to common boundary, the Board may decide to bring it to a general vote where a 75% is required.

In case the HC and/or Board have concerns regarding potential visibility from either inside Naretoi or from the conservancy, a homeowner may be requested prior and during the build, to plant trees in a specific area to create some natural screening, to anticipate such visibility issues.

2.1 River facing homes

Location of homes along the Mara River must comply with all regulations pertaining to construction of permanent buildings in proximity to the river, especially in relation to National Riparian⁴ laws of Kenya.

This means that homes (and other permanent structures) located along the River should be placed no closer than 30 metres from the river's edge.

Exceptions can only be with the written approval of NEMA. In case this is not obtained, and Homeowners build within the Riparian strip, Naretoi cannot be held accountable in any way and an indemnity form must be signed.

⁴ Definition: Riparian land means any land being a minimum of six metres and up to a maximum of thirty metres on either side of a river bank from the highest water mark or as may be defined by set laws in Kenya.



Decking and temporary structures (these are structures that can be easily moved) are permitted closer to the river's edge but must abide by national regulations pertaining to the same. A written request must be submitted to the Housing Committee for review prior to construction.

2.2 Conservancy facing homes

The homes along the fence line with the conservancy have high visibility, for homeowners of Naretoi, as well as visitors to Enonkishu and surrounding conservancies, as far as Ol Chorro Conservancy.

We therefore strongly urge these homeowners to especially support the vision for a home that blends in with the environment and is visually unobtrusive.

We request that homeowners with fence plots keep their build at a reasonable distance from the fence line, and to maintain landscaping that includes shrubbery and trees between the home and the fence.

It is not permitted under any circumstances to remove shrubs or trees on communal Naretoi land between a plot and the fence line. Any changes to communal land must ALWAYS be approved by the Board.

2.3 Entertainment areas

When constructing bar, decks and pool houses, please consider your neighbors and how sound carries, especially at night. We urge everyone to consider their neighbors peace when positioning these areas in the landscape.

All entertainment areas are to be designed with domestic hosting in mind and may not be regarded as a venue for hire for large group gatherings or parties.

2.4 Laundry & waste

Please refrain from hanging laundry to dry where it is directly visible to neighbours or other homeowners. We recommend laundry to be hung within a walled or secluded area of each footprint.

Homeowners must locate a suitable area for garbage storage. This should not be too close to a neighbouring plot or shared land, or directly visible to neighbour. This must be secure and not accessible to wild animals.

3. GENERAL ARCHITECTURAL AND DESIGN GUIDELINES

As a key guideline, we urge all homeowners to design their homes on the basis of an unobtrusive look that blends into the natural environment.

3.1 Roofing Materials

Roofing materials are limited to thatch, 'makuti', earthy coloured & textured tiles (no bright colours e.g., green, red, pink or blue), and may include the new pressed iron sheeting imitation tiles e.g. "Tactile" so long as the finish is a Matte non-shiny finish and is a subtle, earthy colour.

Corrugated iron roofs and IT4 type square corrugated iron roofs are permitted as long as they are dark grey, dark brown, and black and are finished with a Matte effect. No shiny, unpainted iron roofs are permitted.

3.2 Exterior colorings

Exterior walls are not permitted to be bright white and should be colored in off-white or earthy colors. With support of the Board, the Housing Committee may request a homeowner to repaint the colours of exterior walls to a color that blends in more naturally.

3.3 WINDOWS

All glass shall be clear glass other than for bathrooms and toilets, where non-coloured frosted glass may be used. Mirrored and reflecting windows are prohibited due to the risk it poses to birds.

Birds on Naretoi have been known to fly into windows that are not under a veranda or overhang. We request that homeowners hang up dark mesh shading to cover these windows externally. To help protect birdlife these simple covers can be put in place only when the house is not in use.

3.4 Materials

Raw materials that are readily available locally, are recommended to be utilized in order to blend in as much as possible.

Raw materials may **NEVER** be removed or taken from Naretoi public land without written approval from the Board. The same applies for materials from the conservancy.

3.5 Exterior lighting

Homeowners must be mindful to ensure their exterior lights are not highly visible from other parts of the Naretoi property or the conservancy.

Exterior lighting is to be arranged in such a way as to reduce as much as possible lights shining directly into view of other homeowners, as well as the public areas of the estate in general. Exterior lights are expected to be switched off when the homeowners (or other guests) are not on site.



3.6 Awnings

Awnings, TV aerials, satellite dishes and other such items, if used, should as far as possible be incorporated into the building and form part of the basic structure.

3.7 Signage

No electrified signage is allowed into the property, name or numbers signs must be humble and blend in the environment.

3.8 Gates or ports

No large gates, walls or ports are allowed on common ground, and we suggest keeping such installations hidden from Naretoi 'public' land. Entrance gates are to be kept small and subtle.

3.9 Mechanical equipment

Mechanical equipment such as air conditioners, generators, pumps and pool pumps must be designed into the building and be adequately silenced/enclosed.

3.10 Fencing

The bush homes are allowed 'organic' fences around their respective footprint. The placement of a fence and the material used must have HC and Board approval prior to being built.

Materials permitted for use may include picket-type, rattan-type (woven saplings), dry stone or invisible cement. Low stone hippo walls as well as discrete single strand electric fences are permitted.

Wooden pole fences to keep wild animals out should only be used for the immediate perimeter surrounding the homes, rather than the whole plot.

No barbed wire or multi-strand electric fences is permitted around the footprints.

Fencing must be placed on a homeowner's land and never on communal land.

The maximum height of fences or walls is 3 feet.

Raw materials may be sourced locally where available and sustainable. But not from within the estate or surrounding conservancies without express (written) permission from the Board.

In case of the unlikely events such as floods or fires, fencing may never fully obstruct wildlife from passing through/along the plot, some access routes must remain available for wildlife.

For river plots, some continued river access for animals must be available and there need to be gaps in the fence to river.



3.11 Driveways and car parks & garages

Bush home driveways are to be constructed of murrum, grass, 'cabro' or Bamburi-blox, stone or any similar 'earthy' material in earthy colours, not bright white or very light grey. Tarmac and multi-coloured rubble are not permitted.

As a guideline, we assume car parks/garages should provide space for covered parking for 2 passenger vehicles.

4. UTILITIES

4.1 Electricity

Homeowners are expected to build their homes to be powered by renewable energy, since there will not be any mains power circulation on the estate. This would be for example power by either solar or wind (or both), with batteries and an inverter for all the home power needs.

Homeowners should ensure that the solar power installations are of enough capacity to operate self-sufficiently without requiring back up of the generator

Owners may have a standby/backup generator, but these are required to be the silent type, and should be turned off by 10pm and not started before 8 am.

4.2 Solar power panels

Although the use of solar energy is advised, solar panels should not be placed in a position that may be considered obstructive or offensive for any neighboring residents. It is advised that panels are incorporated into the building design and form part of the basic structure.

4.3 Generator/Solar rooms

Generator rooms must be adequately soundproofed/silenced to reduce sound pollution to fellow residents.

4.4 Water

Each home should have water storage capacity of no less than 50,000 litres. Bigger houses are recommended even more.

Homeowners are required to make every endeavor to be water independent by means of water catchment and large storage tanks.

Those who have tile or other 'solid' roofing are urged to harvest water from their roofs and hold in storage tanks. The Board may specifically request Homeowners to integrate rainwater catchment into their building plans.

For regular water supply homeowners are to connect in to the Naretoi borehole, but the share of this, as well as water piping to their home will be at the cost of the homeowner.



To prevent noise, water pumps for increased water pressure should be integrated into housing structures or be placed inside a quiet room.

Additional water can be sourced by bowser to homeowners at cost to cover treatment and distribution of the same.

Homeowners should not source water from the river without a NEMA license and Board approval. Homeowners are **strictly prohibited** to sink boreholes.

4.5 Waste Water

Each home should have self-contained waste-water management/treatment systems which treats wastewater to a level that is acceptable for modern eco-home requirements. There should be zero environmentally harmful effluents leaving Naretoi homes and entering the soil, the surrounding environment, or the Mara River.

Homeowners are to ensure their waste treatment facilities are laid out according to national regulations in terms of proximity of waste plants to rivers or other ground water features.

4.6 Water Tanks

Homeowners are encouraged where possible to build underground water storage that is integrated into the design of the home. Ensure to consider the noise pollution for the water pump in this process.

Above ground tanks are permitted, as long as they have been placed in a considered manner. Any above ground water tanks (& communication towers) should be painted either green, brown or similar HC approved earth colors, and the top of the tank/tower should not be more than 3 metres higher than the home's top ring-beam but not higher than the maximum permitted height of Naretoi of 28feet/8.5m. The position of the tanks must take into consideration the aesthetics and views from other areas of Naretoi.

Homeowners are requested to make all possible efforts to reduce the visibility of the water towers from their neighbors. This can be achieved by considerate positioning on the land as well as in between trees. If there is no existing tree line to hide the tanks, homeowners are required to plant trees that are indigenous to the area.

4.7 Refuse & waste

There must be suitable access for the collection by tractor/donkey. Domestic refuse must be placed in suitable rubbish bins that are not accessible to the wildlife.



5. GARDENS

We ENCOURAGE you to landscape with indigenous trees, flowering plants and shrubs as they are in keeping in with the Naretoi philosophy of returning agricultural land to its natural state. We try to consider ourselves as ambassadors of rewilding Naretoi, therefore we urge everyone to reflect this ethos in the landscaping of our gardens.

We urge ALL HOMEOWNERS (new and existing) to keep a portion of your property wild and in its natural state to provide habitats, food plants and cover for the birds, insects and animals that live on Naretoi.

Use of exotic, non-indigenous plants is permitted within the home, or in pots/drums, or the immediate vicinity of the home. None are to be planted in the soil outside the home, except in the case of a walled-in or netted-in vegetable patch or clearly defined area not more than 2 metres from a building or in walled gardens. Only indigenous plants to the area are permitted in the soil outside of these stipulated areas.

Planting trees: These MUST be **Indigenous to the Mara region** not to Kenya. Exotic Fruit trees are only permitted in your vegetable garden (see below the regulations for a vegetable garden) but they are the only non-indigenous trees allowed

5.1 Lawns

Please make sure that you only plant non-invasive species of grass, indigenous Mara grasses are best.

5.2 Vegetable Garden and orchard

Homeowners may have an area to plant fruit and vegetables so long as it is in a clearly demarcated area near the home. It should be aesthetically pleasing to the eye and not visible to other homes or from the communal areas. It is understood that these will contain non-indigenous species

5.3 Greenhouses

Greenhouses are not permitted.

5.4 River front homes

If you are landscaping the riverfront on your plot please do so sensitively and with consideration for the indigenous riverine forest. Any plans to landscape the riverbank must be submitted to the Board (via the Housing Committee) and for approval prior to starting the work. The trees and plants along the river not only hold the soil together and prevent erosion, but also provide food and homes to a plethora of birds, insects, monkeys, bush babies, hyrax etc.



Please take great care to protect this important part of the Naretoi ecosystem especially the many beautiful well-established trees. Any landscaping carried out MUST immediately be planted with grass and shrubs collected in the area that are suitably binding to prevent erosion.

All riverfront homes will require the plot owners to seek permission from the Water Resources and Management Authority and any other relevant authority that may be authorized by any National or County Government



APPLICATION & CONSTRUCTION PROCESS

6.1 General

No building works of any description may be conducted or undertaken unless conforming to these Building rules. Building works may not commence unless written approval has been obtained from the Housing Committee and is approved by the Board.

The Naretoi Board may halt construction should it become apparent that the work deviates from the approved plans or any other remedial actions as mentioned under Clause 7.1.

6.1 Approval process

For each home design, the architectural drawings (or sketched if the house is simple and being built in a simple manner) is required to be presented to the Naretoi Housing Committee for vetting and written approval by the Board prior to start of construction.

Required documents for the approval process

- i. The building plans/ Architectural drawings/site plans (with dimensions)
- ii. Summary of cumulative floor area, including all structures, this must be a cumulative of ground and upper floors).
- iii. Future building plans (even if not technical drawings. This can be simple drawing or narrative, explaining the location and use of future additional structures)
- i. Water supply plan (water storage tank specifications)
- ii. Waste water management plan (Drainage/sewage specifications and layout (details os septic tank)
- iii. Energy /electricity plans
- iv. Details of the main contractor/architect and all other significant persons/subcontractors/companies involved in the construction.
- v. Variation Requests for each exception to construction guidelines; (eg, height, proximity to neighboring plots/rivers/fence lines)

Approval is required for **ALL** intended structures. If the initial application does not include the drawings for additional buildings, it is still necessary to submit a written addendum with additional intended structures.

Once a conceptual design has been submitted to the HC, homeowners may be requested by HC & Board to assemble "**story poles**". These poles with 2x4 lumber and ropes, outline the external lines of the structures being proposed. These story poles should not only demonstrate the outer corners of the structure(s) but equally clearly reflect the height or proposed structure. This will allow for the HC and neighbors to physically assess the footprint and visibility from common land or neighboring plots.

The HC may at its discretion request to erect story poles. This must be complied with prior to any breaking of ground.



6.2 Building Approval Certificate

After full approval of the building plans, the Housing Committee issues the Homeowner with a **Building Approval Certificate** (Annex A). The certificate summarizes the construction plans including size, the location of structures, as well as all the variation request which have been approved.

The certificate is appropriately filed by the HC, and shared with the Home Owner. If the Homeowners find any mistakes on the certificate, this must be addressed prior to breaking ground.

The building certificate is signed and scanned in PDF form prior to sharing.

A copy/scan of this certificate is shared with the Naretoi Manager. With this Certificate the Naretoi Manager is able to supervise that the execution of the build is executed as per approval only. No deviations may occur and no construction is permitted on plots (New builds or expansions) without a certificate.

This certificate will be what is referred to when there are any future doubts or concerns with regards to permitted construction.

In the case of any variation requests the Housing Committee will review and subsequently share the request and its recommendations with the Naretoi Board.

The final approval for any exemptions lies with the Board and must be passed with a 75% vote.

In the event that the Board requires any further or additional information, the Homeowner is obliged to provide any such information prior to approval.

In the event there is any breach of these regulations during the time of construction of the building, the Board may impose such other conditions as it may deem necessary having regard to the nature of the breach.

6.3 Variation Requests

Any variation of these guidelines would require permission of the Board of Naretoi **in writing** on a case-by-case basis. The variation request must be submitted in writing to the Housing Committee who will pass the case and a supporting recommendation on the Naretoi Board for review.

6.4 Neighbor consultations

Most homeowners within Naretoi share a concern about construction occurring on neighboring plots that may affect their own Naretoi bush-living experience.

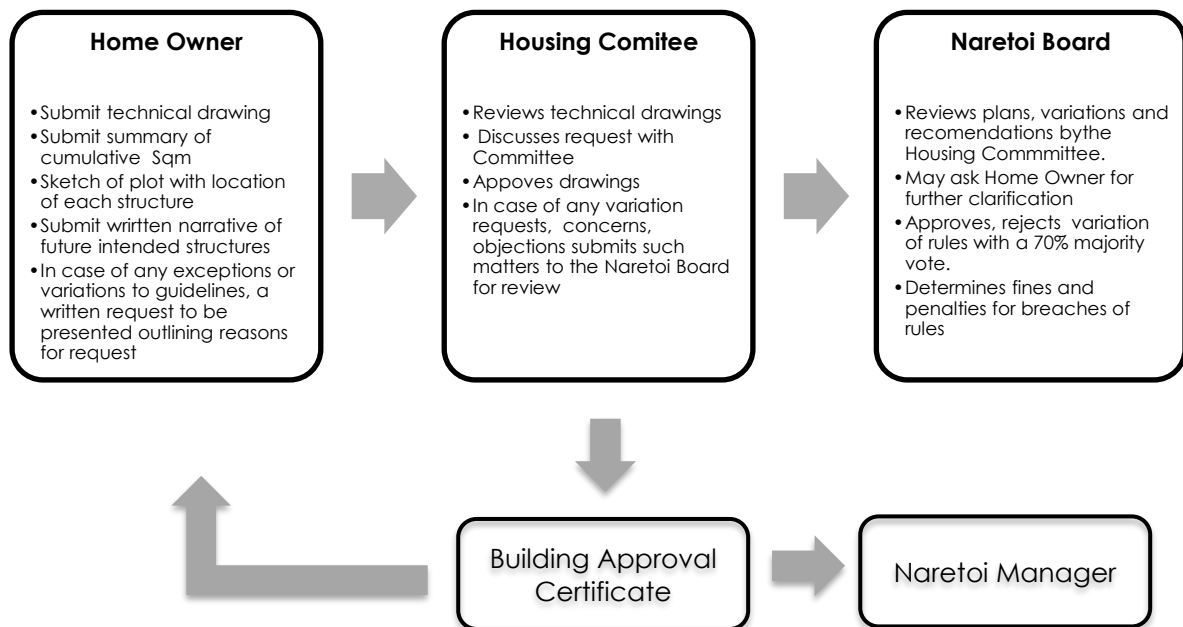
The HC and Board recognize this as a valid concern and advise all homeowners to share their building plans with direct neighbors. This could be in a direct email or, it-permitting, through a



password protected site. Written consent for construction plans or exterior alterations must therefore be obtained from the immediate neighbors.⁵

To prevent tensions between neighbors and the Naretoi community, potential and REASONABLE concerns may be flagged up to the HC for review. The HC will to the best of its ability evaluate these issues and advise the Board on a reasonable and achievable way forward.

The HC and Board do not object to neighbors liaise with each other directly but note that possible solutions must ALWAYS be **within** the general construction guidelines of Naretoi.



6.5 Government Approvals

Upon the Board and Housing Committee having granted the approvals as stated hereabove, the homeowner shall at his/her own responsibility procure all relevant council and/or other Government body or agencies as may be necessary to undertake construction. This could include NEMA approval.

If the site owner is in breach of Government laws, for example regarding use of riparian lands, the Homeowner is fully responsible for resolving these matters, and no claim may be made to Naretoi. Possible exceptions made by Naretoi holdings, can in no way overrule local rules and all necessary licenses and approvals must always be obtained.

Government licenses **MUST** be shared with the Naretoi Manager (with the Housing Committee in copy) prior to breaking ground.

⁵ Internal alterations that will not change the footprint or any external walls may not require neighbor approval – but at Housing Committee's discretion

6.6 Extensions & renovations

ALL additional construction including extensions, renovations, elevations including guesthouses, treehouses, pools, gazebos, decks, or any other structural change to the home, requires prior written approval by the Housing Committee/ Board.

There are NO exceptions to this and everyone must to run ALL exterior changes to their site past the HC/Board. Written agreement must be obtained before starting any changes. Failure to do so will be regarded as a breach to these rules as per clause 6.

6.7 Monitoring of construction

It is essential that the Board, the HC committees have regular communications and information exchange with the Naretoi Manager.

The Naretoi Manager must be informed by the Housing Committee of the approvals granted. This will be done when they the HC shares the Construction Certificate with the Manager.

It is the responsibility of the Naretoi Manager to check the site from time to time to confirm that the build is executed according to the approvals granted.

In case any variations are observed that could possibly be contradictory to these guidelines and approvals, he will immediately inform the Housing Committee and the Board.

The Housing Committee will internally review and assess whether there is a considerable breach, and advise the Board its recommendation. The Board will also internally review and determine remedial action.

6.8 Building delays

If for whatever reason a house construction is stopped, delayed, or temporarily paused, the homeowner needs to inform the Board of Naretoi and the Housing Committee. In consideration of other Naretoi residents, the homeowner should ensure that the building site does not, in so far as possible, continue to look like a construction site and try to remove all objectionable signs of the construction. This means a clean and tidy site should be left behind, without construction vehicles or piles of materials, no debris that could be harmful for the wildlife if left unattended.

Homeowners are urged to cover all open pits that wildlife could fall into, not leave no unstable structures that could collapse or endanger local wildlife.



6.9 Construction road levy

Construction places increased pressure on the roads due to the weight and frequency of the construction vehicles. Construction fees on the estate will be billed to the homeowners who is building at a flat rate of **400.000 Kenya shillings**

In the case of ANY structural adjustments to a property, the Housing Committee must be informed to confirm whether road levy is applicable and ensure the Naretoi Manager charges the homeowners. **ALL** construction on all plots, is subject to road levy.

Road levy costs for expansion will be determined by the manager in consultation with the HC and will be based on the additional pressure placed on our roads.

At the end of each calendar year the Naretoi manager may survey all plots to assess whether additional construction occurred without pre-approval of the housing committee and charge **an additional penalty fee at a rate set at the discretion of the Board.**

Any trucks carrying heavy loads on behalf of Homeowners for whatever reason, must firstly report & register at the gate.



6. BREACH OF REGULATIONS

Any breach of these regulations will be dealt with by the Board in such a manner as it may in its sole discretion deem fit and necessary.

Any exceptions made in specific circumstances shall apply that that instance only and can **NOT** in any way be construed as an amendment to these regulations or a precedent.

6.1 Failure to comply

If any of these regulations are not adhered to the Board reserves the right to take whatever steps they consider appropriate, including but not limited to:

- 1) Suspension of construction activity on the house site.
- 2) Requesting the offending party to remedy the situation forthwith
(eg height)
- 3) Rectifying the situation and recovering any related costs from the house owner or contractor
- 4) Imposing any fine or penalty they consider appropriate in the circumstances
(Example for footprint size: Any amount in excess of permitted square meter allowance penalized at twice the pro rata difference between the purchased lot size and the next size up, payable to Naretoi)
- 5) Refusing access to any person, contractor, company or group, for such period or permanently as they deem appropriate,
- 6) Such remedy as the Board deems fit

6.2 Contractor License to Build

A Contractor License to Build (the"License") grants permission to the Contractor nto build only what has been approved in writing by the Naretoi Board on the plot specified. The Contractor is to sign this agreement andwith that agrees to conduct all activities under the License consistent with both the Naretoi Housing Building Rules and the Naretoi's Contractor's Code of Conduct and Guidelines.

By accepting and signing the License, the Contractor acknowledges that any breach of this License or the rules and guidelines will result in the following:

1. Initial notice - The Board will contact the Contractor with required corrections and timeframe.
2. Second notice - The Board will charge \$1,0000 dollars fee and issue a revised corrective timeframe.
3. Third and final notice - The Board will revoke the License for such Plot where the breach occurred. Any cost incurred as a result of such breach and the required corrective actions will be borne by the Contractor or their client, and will not be the responsibility of Naretoi, its Board members or management.



7.3 Amendment to these rules

The rules and guidelines as set out in this document may not be altered or changed without majority approval of all homeowners. This can be done by means of survey or a 75% majority vote at an AGM.

Proposed changes to the rules may be submitted by all homeowners to the HC. The homeowners would require support/endorsement from two additional Homeowners in order for the HC to take the issue to a wider vote for all homeowners.



7. TOR HOUSING COMMITTEE

The independent HOUSING Committee of NHM, Ltd. ("Naretoi") is established in order to assist the Board of Directors in their oversight activities of construction and building of the various properties on the development.

The purpose of the Housing Committee is to assist the Board in its oversight and supervision of:

- I. Compliance by Naretoi homeowners with legal and regulatory requirements, as well internal Naretoi Design & Construction Guidelines
- II. The integrity of Naretoi's architectural practices and procedures.

8.1 Responsibilities

Subject to the powers and duties of the Board of Directors of Naretoi, the Board delegates to the Committee the following powers and duties to be performed by the Committee on behalf of and for the Board of directors of Naretoi:

- [a] Review building plans and compliance to guidelines, for new homes as well as expansion plans
- [b] Advise homeowners on compliance matters
- [c] Recommendation to Board with regard to construction compliance matters
- [d] Liaise and support the Naretoi Manager on construction approvals

The Housing Committee may review these regulations from time and shall notify any recommended changes to the Board and homeowners. Changes can only be formally incorporated in these guidelines with a 60% majority vote by homeowners (AGM or survey)

8.2 Reporting

The Committee shall report to the Board of directors of Naretoi on a regular basis and when a new construction or expansion is to be started. The reports of the Committee shall include any issues of which the Committee is aware with respect to the integrity of Naretoi's housing guidelines.

8.3 Structure & members

The Board of directors of Naretoi shall elect from among its members a committee to be known as the Housing Committee to be composed of **not less** than three members.

A position is for 1 year with automatic renewal in case of no objections or new applications.

It is advised to have 1 member in the Housing committee that concurrently holds a seat in the Naretoi Board.



A homeowner may apply to the Board for a position in the Committee and membership can be re-allocated each year when a full term is completed. A member may retire at any time, but can not leave the Committee with less than three members, in such cases a notice can only be served when a new member has been identified.

The Naretoi Manager holds a "Honorary position" in the HC, meaning he is to be copied in to all communications between the HC and homeowners in their approval process. He is also invited to attend meetings of the Housing Committee. He may advice and share his opinion, but he has no voting rights within the committee.

8.5 Conflict of Interest

Members of the Housing Committee & Board members should not review any building requests for their own property. They should recuse themselves from such reviews.

Members of the Housing Committee & Board members may also not deliberate on any other properties for which there could be a possible conflict of interest. This could include for example a property (or a particular proposed structure on a property) of which HC or Board Member is directly neighboring and could potentially be impacted by its construction (i.e., visibility).

Family members or close friends may be requested by the Board or respective homeowner to recuse themselves if there is a doubt about whether an independent position or review is achievable.

A Housing Committee and/or Board member with financial interest or a potential gain in the sale or development of said structure, should equally recuse him/herself from reviewing the compliance of the build.

Where there is any other reasonable perceived potential conflict of interest the Board or homeowner under review may request said person to recuse oneself of further review. This can be reviewed on a case by case basis.



ANNEX A – CONSTRUCTION APPROVAL CERTIFICATE

Plot Number		Plot Owner	
Plot Tier	<input type="checkbox"/> Enkaji – Up to 5,000 sq ft / 465 sq mt; <input type="checkbox"/> Boma' – Up to 7,500 sq ft / 697 sq mt; <input type="checkbox"/> Manyatta'– Up to 10,000 sq ft / 930 sq mt;		
Type of Plot	<input type="checkbox"/> River	<input type="checkbox"/> Fence	<input type="checkbox"/> Internal
Housing Committee Approval date			
Construction Start Date		Construction end Date (expected)	
Main contractor:			
Type of Build	Single Dwelling <input type="checkbox"/>	Modular build <input type="checkbox"/>	Canvas <input type="checkbox"/>
Swimming pool	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Staff quarters	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Storage facility	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Solar / Power room	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Water tower	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Parking garage	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Other Structures	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments:	
Number of Structures to be built			
Details of build:			
Structure #	End Use (e.g. living, sleeping, all)	Size (including veranda)	Variations
TOTAL FOOTPRINT			
Road Levy			
Other variations permitted on build:			

Signature Homeowner:

Signature Housing Committee:

Date: _____

Date: _____



Review History

Version	Date	Reviewed by	Approved by
Version 1 A	4 November 2020	Housing committee	
Version 2	25 Feb 2021	Housing committee	
Version 3	19 March 2021	Evv for the HC	AGM April 21
Version 4	11 December 2022	Evv for the HC	HC
Version 5	17 December 2022	HC for the AGM	AGM Dec 2022