

ANNEXURE "E"

TEAL AND TROUT COUNTRY ESTATE

DEVELOPMENT GUIDELINES

29 MARCH 2019

REV 0

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GLOSSARY OF TERMS

“**Aesthetics Control Officer**” means any person appointed by the Board, to undertake this function on behalf of the Association

“**Annual Builders Holiday**” means the time of the year that the construction industry closes, which is generally from 16 December until 4 weeks later thereafter.

“**Association**” means Teal and Trout Homeowners Association;

“**Architect**” means the Architectural Professional registered with SACAP employed by the Owner to prepare the plans;

“**Common Property**” means any erven or portions thereof including roads, in the Estate owned or to be owned by the Association;

“**Common Property Improvements**” means any buildings, structures, lights, landscaping, irrigation, driveways, parking areas, pathways, security installations and equipment located with the common property;

“**Common Property Services**” means any roads, sewerage, potable water, electrical infrastructure and street lighting located within the common property;

“**Construction Commencement Certificate**” means the certificate issued by the Association authorising that the construction of the house/ and property improvements as shown on the plans may commence;

“**Construction Completion Certificate**” means the certificate issued by the Association confirming that the construction of the house/ property improvements as shown on the plans have been completed to the satisfaction of the Association;

“**Construction Period**” means the period between the issue of the construction commencement certificate and the issue of the construction completion certificate;

“**Contractor**” means the contractor employed by the Owner to carry out the construction of the property improvements and includes any Subcontractors, Special Contractors, suppliers and/or Delivery Contractor who may, from time to time, come onto the Estate to provide services to the Contractor and/or to the Owner. This has to be approved by the Developer;

“**Design Rules**” means Teal and Trout Architectural and Landscaping Design Rules as amended;

“**House**” means the house forming part of the property improvements;

“**Estate**” means Teal and Trout Estate;

“**DRP**” means the Design Review Panel as appointed by the Association from time to time;

“**Landscaping**” means any landscaping, irrigation, ponds and water features on the property;

“**Local Authority**” means the Emakhazeni Local Municipality;

“**Member**” means a Stand Owner having been elected by a majority vote of other members of the Home Owners Association;

“**Memorandum**” means the Memorandum of Incorporation of the Association;

“**Owner**” means any Person, Company, Closed Corporation or Trust reflected in the records of the Registrar of Deeds as the registered owner of a property;

“**Natural Ground Level**” means the original undisturbed ground level of the property (ie the surveyed level prior to the handover);

“**Perimeter Security Installation**” means any walls, fences and related security equipment enclosing the Estate.

“**Plans**” means the plans, specifications and related details required for the purposes of the construction of any house/property improvements.

“**Property**” means any erf or portion thereof in the Estate, registered in the name of an Owner whether or not such erf or portion has been developed.

“**Property Improvements**” means any structure, swimming pool, fence, landscaping driveway, parking area, external paving/tiling/hard surfacing, external lighting, generator, solar or other panel, camera, water or other storage tank, antenna/satellite/receiver dishes, solar panel/roof light, air conditioners/evaporative cooling/heat pump, burglar alarm, sound system and anything else situated on the property which is externally visible.

“**Occupation Certificate**” means a certificate issued by the Local Authority confirming that the house may be occupied.

“**Open Spaces**” means all areas which are not sub-divided stands, and which are not held under separate title by the Stand Owners;

“**Review Architect**” means a person appointed by the Association to the DRP.

“**Rivers / streams and dams**” means any stream running through the property including dams, all reservoirs forming part of such rivers / streams;

“**Stand Owner**” means any owner of a portion of the property;

1. INTRODUCTION

The Estate presents an opportunity to live in an environmentally diverse nature reserve located within the confines of a perimeter security zone.

Houses should be seen as a series of forms where each form's location, height and scale responds and adjusts to the natural topography. Large scale cut and fill is seen as unsympathetic and should be avoided.

The use of deep verandas and roof overhands are encouraged in order to create shadow to the buildings which will further contribute to reducing their visual impact.

Whilst the Design Rules allow for a broad range of personal choice there are certain critical unifying external elements to the houses in the plan and form, materials and colours of the roofs and the external wall materials, textures and colours which have been chosen to merge with the wetlands, dams, free belts and copses and flora on the Estate rather than contrast it.

It is important that Owners and their Architects embrace the Design Rules and support the DRP in applying them which will be in the best common interests of all Owners and Residents.

The DRP's decision in terms of these Design Rules will be final and binding on all parties.

1.1. STATUS & APPLICABILITY OF DESIGN RULES

The Design Rules apply to all houses/property improvements in the Estate and are contractually binding on all owners who together with their Architects should carefully study the contents hereof.

The Design Rules must be read in conjunction with the National Building Regulations (SANS 10400) and the requirements of the Local Authority and any other relevant statutory authority in the Republic of South Africa.

Should the National Building Regulations (SANS 10400) and/or the requirements of the Local Authority and/or any other relevant statutory authority in the Republic of South Africa contain requirements which are not included in the Design Rules then such other requirements shall also apply.

It is the sole responsibility of the Owner and/or the Architects to ensure that they are in possession of the current version of the Design Rules and all related documents as revisions may occur from time to time.

The Design Rules may be amended from time to time at the absolute discretion of the Board of Trustees.

1.2. DESIGN REVIEW PANEL (DRP)

The Association shall appoint the DRP to assist Owners and Architects during the design process and thereafter to review the plans submitted for approval.

The DRP will comprise of at least one SACAP Registered Review Architect, the Construction Control Officer and any other persons as may be appointed by the Association and Developer from time to time.

No construction of property improvements may commence prior to approval of the plans by the DRP and the Local Authority and before a Construction Commencement Certificate has been issued by the Aesthetics Committee.

Each plan and related submission will be considered on merit and approval or rejection thereof will be at the absolute discretion of the DRP.

1.3. APPOINTING AN ARCHITECTURAL PROFESSIONAL

House plans should be preferably prepared by an Architectural Professional (hereforth referred to as “Architect”) registered with and in good standing with the South African Council for the Architectural Profession.

Should a Homeowner elect to use the services of an Architectural Designer and/or Technologist, a Curriculum Vitae of said person is to be forwarded to the Aesthetics Committee indicating a track record of similar type buildings being successfully completed.

Unless indicated to the contrary the Construction Control Officer, the DRC and the Association will only communicate directly with the Architect in respect of matters related to the Design Rules.

1.4. USE OF GREEN BUILDING AND ENERGY EFFICIENT PRACTICES

Green building and energy efficient practices should be utilised for any property improvements including but not limited to the following and are encouraged as far as is economically viable:

- 1.4.1. Water saving taps and shower heads
- 1.4.2. Covers for swimming pools
- 1.4.3. Dual flush toilets
- 1.4.4. Water efficient washing machines and dish washers
- 1.4.5. Drip irrigation with time based controllers
- 1.4.6. Rainwater harvesting
- 1.4.7. Grey water harvesting
- 1.4.8. Solar PV (including battery storage)
- 1.4.9. Solar heating
- 1.4.10. Heat pumps
- 1.4.11. CFL or LED lighting with motion sensors/timers

- 1.4.12. Timber wood burners for heating
- 1.4.13. Evaporative cooling rather than airconditioning
- 1.4.14. Insulated walls, floors and roofs
- 1.4.15. Endemic and water wise landscaping strategies are encouraged
- 1.4.16. Materials with low VOC levels are encouraged

2. ENVIRONMENTAL CONTROL

- 2.1. The Estate had previously employed the services of Danie Van der Walt as the Environmental Control Officer. The Estate has produced an Environmental Management Plan dated 03 December 2007 by Ecotechnik Environmental Consultants, and a Record of Decision is attached.

Furthermore, the Trustees will be appointing an Environmental Consultant who will identify in each undeveloped property areas where construction will be acceptable from an environmental perspective. This will be made available to the Home Owner as part of the Purchase Agreement.

It is the responsibility of the Home Owner and their Architect to ensure that they have a Scoping Report related their specific site with following items identified:

- 2.1.1. Existing trees.
- 2.1.2. Existing trees and specie type to be removed.
- 2.1.3. Red data plant species found either on the site or close proximity, which will then need a 5 meter buffer.
- 2.1.4. Rocky outcrops identified, which if found, either on the site or close proximity will then require a 5 meter buffer.
- 2.1.5. Wetlands either on the site or close proximity will then require a 5 meter buffer.
- 2.1.6. Open water, either on the site or in close proximity, which will require 150 meter distance to any built structure.
- 2.1.7. Cut and fill diagrams are to be provided with cut slopes of 1:2 gradient and fill slopes at 1:3 gradient, both to be rounded off at the top edges.
- 2.1.8. A conceptual landscape plan is to be provided indicating general plant species. Indigenous plants are required beyond the 20 meter radius zone of development, where rehabilitation after construction takes place. Within the 20 meter radius zone, indigenous plants will be preferred.
- 2.1.9. A firebreak has been created for the overall Estate. However, it is the responsibility of the Home Owner to arrange fire and theft insurance for their property once developed, and the Home Owner indemnifies the Estate and Trustees for all possible claims arising therefrom.
- 2.1.10. Septic tanks sewer systems are recommended for each site, which must have 2 pipe drainage with waste seepage properly resolved. Where French drains are utilised, these must be signed off by the Estate Manager prior to these being closed up and put into use.

3. APPROVAL PROCESS

3.1. PLAN APPROVAL PROCESS

3.1.1. STAGE ONE – CONCEPT PLAN

3.1.1.1. Concept Plan at min 1:100

- This concept plan is an optional process that may be submitted on an informal basis to the DRP for comment.
- The Owner and/or the Architect are free to request a meeting on the property with the construction control officer (and/or an Architect from the DRP) to discuss the concept design. The physical characteristics of the property and its surrounds should be carefully studied by the Architect so as to optimise the position, orientation and form of the house/property improvements in the context of the Design Rules and in order to be able to connect to the relevant common property services.

3.1.2. STAGE TWO – DRP

3.1.2.1. Detailed architectural design and working drawing plans (including a site plan) at min 1:100 – including but not limited to:

- Boundary lines and building setback/building lines.
- Access points and driveways showing dimensions and materials.
- Parking areas both covered and open, if applicable, showing dimensions and materials.
- Position and screening of laundry drying yards, enclosed gardens, fencing and landscaped areas.
- Positions and type of any existing trees and red data” plant species on the site together with a 5 meter wide buffer.
- Details of any existing trees for which an application to remove is to be made.
- Position of rock outcrops and wetlands on the site together with a 5 meter buffer zone.
- Position of the house and all outbuildings must be easily identifiable.
- A Surveyor General diagram is required to be included as part of the submission. These are available from the Surveyor General's Office. It is the Home Owners responsibility to check the beacons on their site, and to re-establish them where these are no longer in place.

- Floor and roof heights and landscape/terrace levels relative to natural ground level, number of storeys and details of basements, if applicable.
- Erf numbers of adjacent properties on the Estate.
- Position and screening of refuse and laundry areas.
- Sewer system location and all details.
- Water and electrical connections to be identified.
- Perspective views of the proposed building may be requested.

3.1.2.2. Submissions

- All drawings are to be submitted via the construction control officer to the DRP.
- A scrutiny fee of R4,000 excluding VAT is payable by the Owner to the Association before the plans are scrutinised.
- After the plans have been scrutinised and assessed the comments will be forwarded onto the Home Owner for their attention and resubmission. This is included in the above fee.
- Should the comments received not be implemented, a further submission will thereafter be required, which will attract an additional fee of R2,500 excluding VAT thereafter per submission.
- All scrutiny fees are to be paid to the Association before the plans are scrutinised.
- Two sets of paper prints of the detailed plans, folded to A4 size and signed by both the Architect and the Owner are required.
- Each plan must have a title block reflecting:
 - Erf number
 - Owners name(s)
 - Architect's/Engineer's name(s) together with SACAP/ECA registration number
 - Date and revision number
 - Title (elevation, floor plan, etc)
 - Scale.

3.1.3. STAGE THREE – LOCAL AUTHORITY

- 3.1.3.1. After the Stage 2 approval has been obtained from the DRP, the detailed plans must be submitted by the Home Owner's Architect to the Local Authority for approval.
- 3.1.3.2. Stage 2 approval from the DRP does not guarantee Local Authority approval.
- 3.1.3.3. The Local Authority will require a payment of a scrutiny fee by the Home Owner.

- 3.1.3.4. After the Local Authority has approved the plans, the Architects shall provide the Construction Control Officer with a full set of such plans as stamped as approved by the Local Authority for the records of the Association and a Construction Commencement Certificate will be issued.

3.1.4. STAGE FOUR – AS BUILT PLANS

- 3.1.4.1. Prior to the Construction Completion Certificate being issued, the as-built plans must be submitted to the DRP noting any changes that have occurred from the initially approved documents.
- 3.1.4.2. It will be the responsibility of the Home Owner and their Architects to submit these deviations to the Local Authority.

3.2. INSPECTIONS/ MEETINGS

- 3.2.1. In instances where an inspection or meeting is required, the Home Owner, Architects or Contractor concerned must contact the Construction Control Officer in writing at least 72 hours in advance when requesting such inspection/meeting.

4. TOWNPLANNING CONTROLS

4.1. USE

- 4.1.1. The sites area all zoned for single residential use together with ancillary structures, including garages, staff accommodation, etc.
- 4.1.2. Staff accommodation ancillary to the house to be a maximum size of 30 square meters.
- 4.1.3. Second Dwellings and Business Use are only allowed once approval from the Home Owners Association is received. The site Owner is at risk if these are constructed and this approval is not granted.

4.2. FLOOR AREA

- 4.2.1. The floor area of the main dwelling house on each stand shall not be less than 150 square meters in extent. This excludes garages, covered terraces, storerooms and staff accommodation.

4.3. COVERAGE

- 4.3.1. There is no limitation on this, but all built structures and landscaped areas are to be included within a 20 meter radius including open parking areas.

4.4. HEIGHT

- 4.4.1. Double storey structures are permitted on the Estate.
- 4.4.2. The highest point of the roof of chimney may not be more than 8.5 meters above the ground floor level.
- 4.4.3. Basement structures will not count as a storey provided these do not project more than 1m above the surrounding natural ground level, and do not have any windows.
- 4.4.4. The ground floor plan may not project out more than 1 meter above the adjoining natural ground level at any point.

4.5. BUILDING LINES

- 4.5.1. All buildings should be a minimum of 2 meters from any boundary of the property, unless special dispensation is approved by the DPA.

5. **DESIGN FRAMEWORK AND ARCHITECTURAL LANGUAGE**

In developing the design framework and architectural language the following informants were taken into account:

- 5.1. The climatic conditions;
- 5.2. The natural physical characteristics of the land including its slopes (topography)
- 5.3. The existence of existing mature trees and natural plants;
- 5.4. The promotion of the contemporary South African lifestyle;
- 5.5. Building efficiency;
- 5.6. The use of modern technology;
- 5.7. The use of application of environmentally friendly materials and practices;
- 5.8. The sustainability and durability of the built form;
- 5.9. The availability of local construction skills and materials.

The Design Rules are intended to blend these elements into an appropriate architectural ethos drawn from the vernacular architecture of the area which responds to the elements of the historic architecture in the area resulting in a human scale architecture which will be sustainable, enduring and cost effective.

Decorative and foreign architecture are discouraged in all instances.

6. ARCHITECTURAL AND RELATED CONTROLS

6.1. PLAN AND ROOF FORMS

- 6.1.1. Rectangular plan forms are encouraged for the project which is consistent with the vernacular forms of the area.
- 6.1.2. Roof shapes should consist of a primary roof with add on elements as required.
- 6.1.3. Roof pitch should be between 30 and 45 degrees, and this is to be consistent with all other structures on a particular stand.
- 6.1.4. Veranda roofs may have a pitch at 5 degrees if this is separate from the main roof structure.
- 6.1.5. Mono pitch roofs at 5 degrees will be allowed as a primary roof for the main structures.
- 6.1.6. Flat concrete roofs may only be used up to 20% of the overall plan area.
 - 6.1.6.1. Roofing material to be corrugated metal sheeting in Chromodek “Traffic Green”, “Charcoal Grey” and “Dark Dolphin”. A combination of roof colours is not permitted per site.
 - 6.1.6.2. Gable ends may not be clad in roof sheeting and can be finished with either the wall surface or “Everite Vermont” Fibre Cement cladding planks.
 - 6.1.6.3. Gutters and downpipes are optional, and should be a similar colour to their adjoining wall surfaces.
 - 6.1.6.4. Dormer windows in the roof are acceptable but are to be triangular in shape.
 - 6.1.6.5. Bay windows are acceptable with a separate roof structure as required.

6.2. GARAGES, CARPORTS AND OUTBUILDINGS

- 6.2.1. All caravans, trailers, boats and recreational vehicles kept permanently on the site must be housed under an enclosed roofed structure, together with a door.
- 6.2.2. Motor cars may be parked in either an enclosed roofed garage accommodation together with a garage door, or in a steel roof covered carport with brick or timber pole piers. Should a carport be constructed, the detail of the steel roof needs to be finished with a fascia, or similar, on all sides and a gutter detail at the lowest level.
- 6.2.3. All separate walled structures must be consistent in finish and design to the main house structure.

- 6.2.4. Garage doors where required, are to be hard wood horizontally slatted timber which can be painted or oiled. Powder coated aluminium sectional overhead doors are acceptable, but are to be in a horizontal slatted pattern. Where doors are either painted or powder coated, these must conform and compliment the external wall colour of the house, or be white or black. Other patterns on garage doors will not be permitted.

6.3. SOLAR PANELS, SOLAR GEYSERS AND ROOF LIGHTS

- 6.3.1. Solar panels and roof lights are permitted provided they are mounted along the plane of the roof.
- 6.3.2. Geysers cylinders must be installed in either the roof void or inside the built structures on the property.
- 6.3.3. Shaped roof lights which project beyond the plane of the roof are excluded.
- 6.3.4. No primary coloured glass for roof lights is permitted on the Estate.

6.4. EXTERNAL WALLS

- 6.4.1. Generally all external walls are to be plastered and painted in colours as represented in the Cemcrete “Cemwash” colour palette. Earthy colours not on the palette will be considered, but must be approved by the Aesthetics Committee prior to proceeding.
- 6.4.2. Earthy coloured stone walling or facing may be used. No stone may be used from Teal and Trout Country Estate and all material used must be brought in.
- 6.4.3. Facebrick or fairface brick is permitted from a range identified by the Aesthetics Committee. These are of a terracotta colour palette and may not be used externally for more than 20% of the overall visible wall surface area.
- 6.4.4. External walls can be bag-washed finished.
- 6.4.5. Artificial carved or sculptured stone is not permitted.
- 6.4.6. Painted facebrick as a “lime wash” may only be used as a feature with a maximum of 20% of the overall visible wall surface area.

6.5. EXTERNAL WINDOWS AND DOORS

- 6.5.1. External glazed shopfronts and windows may be:
 - 6.5.1.1. Steel painted frames matt enamel finish, colour white, black or to compliment the external wall surfaces.
 - 6.5.1.2. Hard wood timber painted with gloss enamel, colour white, black, brown to replicate a natural timber or to compliment the external wall surface.
 - 6.5.1.3. Hard wood timber left natural and treated with a penetrating sealer.
 - 6.5.1.4. Bronze anodised aluminium frames.
 - 6.5.1.5. Powder coated aluminium frames to be white, black, brown or a colour to compliment the approved wall paint.

- 6.5.1.6. Natural anodised aluminium window frames are not permitted.
- 6.5.1.7. PVC window frames are permitted, colours as per 6.5.1.1.
- 6.5.1.8. No primary coloured glass for glazing is permitted on the Estate.

6.5.2. External doors may be:

- 6.5.2.1. Steel painted frames matt enamel finish, colour white, black or to compliment the external wall surfaces.
- 6.5.2.2. Aluminium and glazing in accordance with the window specification above.
- 6.5.2.3. Hard wood timber painted with gloss enamel, colour white, black, brown to replicate a natural timber or to compliment the external wall surface.
- 6.5.2.4. Hard wood timber left natural and treated with a penetrating sealer.
- 6.5.2.5. Door patterns are not restricted, but ornate bespoke carved doors are subject to confirmation by the Aesthetics Committee.

6.6. SHUTTERS AND SCREENS

- 6.6.1. External louvred shutters may be installed provided that their colours are consistently finished with the external door and window specifications of the house
- 6.6.2. External burglar bars are not permitted in any form.
- 6.6.3. Roller shutters to windows are acceptable, but the box is to be contained within the wall thickness. Colour of shutter to compliment the adjoining wall surfaces.
- 6.6.4. Vertical retractable awnings or similar are acceptable. These however, need to be left open when the Home Owner is not in occupation.

6.7. COVERED VERANDAS/PATIOS, DECKS, PERGOLAS AND COURTYARDS

- 6.7.1. These are all encouraged for the project with either wall surfaces to match the main house, timber or steel posts, and timber or steel pergolas above. Steel finishes are to be painted
- 6.7.2. Timber decks are to be natural products or if simulated items are used, the colour must be consistent with a timber product.
- 6.7.3. Roofing of covered verandas is to be as per the roof notes.
- 6.7.4. Specific exclusions are all types of horizontal material awnings, decorative features, precast stylistic columns, gum poles and shade cloth.
- 6.7.5. Vegetable and herb gardens are to be enclosed in either a walled courtyard or fenced in, both with a suitable gate so as not to allow fauna access and installed within the 20 meter development radius. Total area of this is limited to 30 square meters per property.
- 6.7.6. No livestock is permitted to be housed on the Estate in any form of accommodation.

6.8. BALUSTRADES, HANDRAILS AND PATIO ROOF SUPPORT POSTS

- 6.8.1. Hard wood timber posts finished as per window specifications are acceptable.
- 6.8.2. Steel posts finished in an approved colour are acceptable.
- 6.8.3. Balustrades can be timber, painted metal or floating glass. No stainless steel posts, rails or capping may be used as part of this product.
- 6.8.4. Proposed paint colour and varnish samples to be pre-approved by the Committee prior to commencing.

6.9. LAUNDRY DRYING YARDS

- 6.9.1. These are to be screened off from adjacent properties as well as the common property in all instances.
- 6.9.2. Screen wall material to match the house is to be used in all instances, and the height should be a minimum of 2.1 meters above the yard surface, such that the top of the actual drying rack cannot be seen.

6.10. FENCING

- 6.10.1. Fencing is not permitted to enclose a full site.
- 6.10.2. This is allowed within the 20 meter radius of each property that is being developed as part of the residential unit and its outbuildings.
- 6.10.3. Should fencing be required, this is subject to confirmation by the Aesthetics Committee. CCA poles are suggested for the posts and horizontal members at 2.6 meters centre to centre at the height of 1.5 meters maximum. Should the Home Owner wish to fit a fence to this, Bonnox Kombi Fence is allowed, provided that the fence is fitted on the inside face when viewed from the Estate.
- 6.10.4. Fenced area may only enclose an area of 1,250 square meters on any property
- 6.10.5. Visible electric fencing is not permitted on any site. Should a Home Owner elect to bury this so as to contain their pets, this will be at their discretion.

6.11. DRIVEWAYS

- 6.11.1. Full paved surfaces for car parks on an individual site are only permitted within the 20 meter radius.
- 6.11.2. Paved surfaces within this area are restricted to natural colours and medium greys. Concrete finished surfaces are acceptable within the development radius.
- 6.11.3. Car parks within the development radius are thereafter to be linked to the Estate Road Infrastructure, with either 2 x 1 meter wide strips concrete or paved for wheels to pass or 3 meter wide gravel or sand driveways. Solid paved driveways linking to the Estate Road Network will not be permitted.

6.12. ENTRANCE GATES AND SIGNAGE

- 6.12.1. No entrance gates are allowed to any part of a site except to enclose the designated fence area should this be installed. In this instance, gate designs are to be complimentary to the fence pattern.
- 6.12.2. Permanent signage to each site will be provided by the Estate once occupation of a house is granted.

6.13. SWIMMING POOLS AND JACUZZIS

- 6.13.1. Swimming pools can be located within the 20 meter development radius of each property.
- 6.13.2. Pool colours to be “Charcoal” or a “natural colour”. White and blue marbelite is not allowed.
- 6.13.3. Pool pumps are to be screened off from adjoining neighbours and the Estate.
- 6.13.4. Pool covers, if intended, to be of a natural colour. Blue, green and black are not allowed.
- 6.13.5. Pool safety remains the responsibility of the Home Owner, and must be considered in view that the sites are not intended to be enclosed and the free access of fauna. “Pool fences” as such are not allowed, and these are to be consistent with the balustrade treatment outlined above if installed.
- 6.13.6. Jacuzzis are allowed externally, but are to be covered and protected when not in use on the same basis as a swimming pool as above.

6.14. EXTERNAL LIGHTING

- 6.14.1. Extent of external lighting is to be indicated on the plan submissions.
- 6.14.2. All external lighting is to be controlled with a movement sensor, so that lights do not remain on and create visual disturbance to the surrounding neighbours.
- 6.14.3. Perimeter lighting around the house and outbuildings must be of such a nature so as to illuminate only the immediate vicinity with low light intensity.

6.15. STORAGE TANKS AND GAS CYLINDERS

- 6.15.1. Where stormwater is harvested and water supply water is stored in tanks, these tanks need to be screened with walls to match the house structure.
- 6.15.2. Gas cylinders are to be contained in a certified lockable structure by a Gas Supplier. These cannot be left with uncontrolled access.

6.16. AIRCONDITIONERS AND HEAT PUMPS

- 6.16.1. Location of all condensers to be at a low level close to natural ground. These are to be screened off from adjoining neighbours and the Estate to the satisfaction of the Aesthetics Committee.

6.17. GENERATORS AND BACK UP POWER

- 6.17.1. Solar heating and inverters are the preferred and acceptable source for back up power.
- 6.17.2. Unattenuated noise generators are not permitted.
- 6.17.3. Generators are to be screened off from adjoining neighbours and the Estate to the satisfaction of the Aesthetics Committee.
- 6.17.4. Generators if intended, must be first submitted to the Aesthetics Committee with their attenuation decibel rating included for approval. Installation of these without approval, is at the risk of the Home Owner.

6.18. ANTENNA / SATELLITE / RECEIVER DISH

- 6.18.1. Only one of these items is permitted per property.
- 6.18.2. These must be positioned to be as inconspicuous as possible.

6.19. FIREPLACES, BBQ'S and FIRE PITS

- 6.19.1. All fireplaces must have a cowl fitted at the top of the chimney stacks. These can either be a propriety items or a constructed items on site.
- 6.19.2. Where BBQ's are used as part of an external entertainment area and are wood or charcoal burning, these must have a metal cover that can be closed off once these are no longer in use.
- 6.19.3. External fire pits are permitted, but must have a suitable cover that can be placed on top of this when these are not in use, and also to contain the ashes after use.
- 6.19.4. A 4,5 Kg fire extinguisher adjacent to either the fire pit or the BBQ, is to be positioned on site at all times.

6.20. SEWERAGE AND VENT PIPES

- 6.20.1. All buildings are to either have a Septic Tank Sewer System together with associated 2 pipe drainage according to a standard design approved or French Drain, both to be approved by the Home Owners Association.
- 6.20.2. All toilet vent pipes are to be concealed in the wall surface or in ducts. On first floor levels sild and waste pipes are not to run surface on the building façade. Where vent pipes penetrate the roof or extend beyond a parapet, these are to be painted to match the sheet colour or the adjoining wall colour.

7. CONSTRUCTION

- 7.1. A construction period for a house is limited to one calendar year from the time that soil is broken. A fine for non-compliance will be levied at the discretion of the Home Owners Association.
- 7.2. Builders will be responsible keeping their construction site in a neat and tidy condition, having due regard for the nature of the operation.
- 7.3. All refuse, rubble and discard material is to be removed regularly during construction by the builder and on completion of the construction. No material can be burnt on site at any stage.
- 7.4. During construction, all builders will be required to either supply a chemical controlled facility for their staff or connect to the permanent French Drain or Septic Tank of that site.
- 7.5. All builders will be required to lodge a security deposit with the Owners Association in the amount of R10,000.00 per building site. This will be returned provided that there have been no costs incurred by the Estate during construction related to the build.
- 7.6. No construction activities are permitted on the weekends and public holidays. Builders and their workmen are also not permitted to remain on site after hours. Building activities are not permitted after 15 December 2019 and can resume 4 weeks thereafter.
- 7.7. Once building plans have been approved, the Home Owner has one calendar year to commence construction. Should they fail to proceed in this time frame, the plans will need to be resubmitted to the Aesthetics Committee for a cursory review, to ensure that these are consistent with the approval granted. Should these be in order, they will then be granted a new Construction Commencement Certificate to proceed with the works.

Plans that were approved before 31 May 2018 and where construction has not yet commenced, will need to be resubmitted to the Aesthetics Committee to verify that these are consistent with the approval granted. Should these deviate from the approval, these will need to be resubmitted. Once this has been resolved, a new Construction Commencement Certificate to proceed with the works will be issued.

Plans that were approved between 01 June 2018 and 31 May 2019 are to comply with the one calendar year limit to commence as per above, using the date of approval as the reference.

- 7.8. The drawings approved for construction by the Aesthetics Committee cannot be significantly changed without a further approval by the Committee. Should the Home Owner, for some reason, decide to reposition the location of their home on their site, this needs to be confirmed with the Aesthetics Committee prior to proceeding, as this may impact on privacy of adjoining properties.
- 7.9. Should a Home Owner elect to use an alternative form of construction, such as light steelwork structures, this will be acceptable provided that the overall aesthetics of the home remains consistent with the approved drawings.