

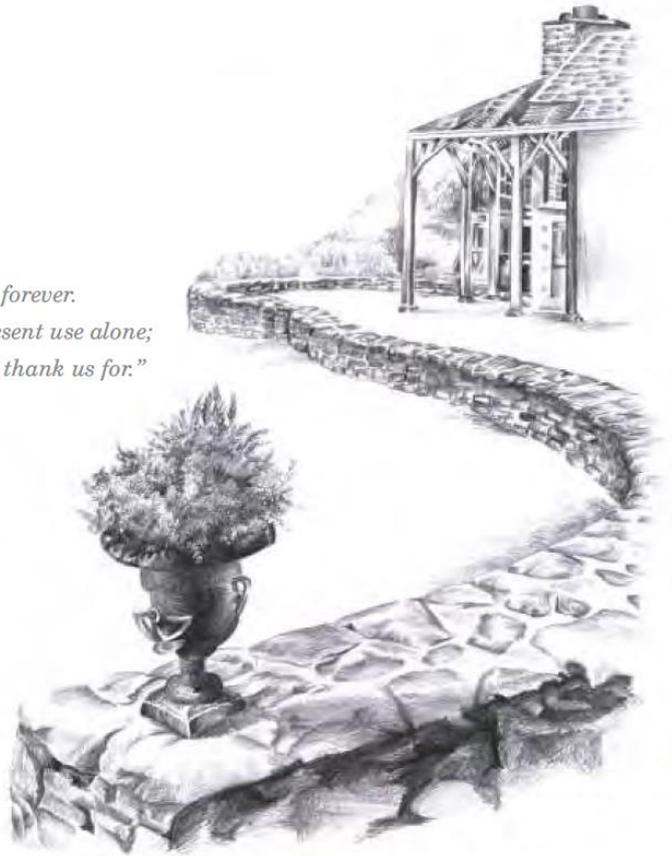


Architectural & Landscaping Guidelines

This document must be consulted prior to commencing with the design of any property improvements or building proposals.

Version 2 – June 2018

*“When we build, let us think that we build forever.
Let it not be for present delight, nor for present use alone;
let it be such work as our descendants will thank us for.”*



IT IS IMPORTANT FOR A BASIC UNDERSTANDING OF THE OPERATION OF THE ESTATE THAT EVERY MEMBER IS THOROUGHLY FAMILIAR WITH ALL THE INFORMATION CONTAINED IN THIS HANDBOOK.

The Member undertakes to comply with the contents of this schedule in its entirety.

INDEX

| | |
|---|---------|
| 1. INTRODUCTION - AESTHETICS CONCEPT | Page 5 |
| 2. PLAN APPROVAL PROCESS | Page 6 |
| 2.1 First Stage | |
| 2.2 Second Stage | |
| 2.3 Third Stage | |
| 3. BUILDING PROCESS | Page 8 |
| 3.1 Certification of the Architect during Construction | |
| 3.2 Non Compliance | |
| 3.3 Completion Certificate | |
| 4. MATERIALS | Page 9 |
| 5. INTERIORS | Page 10 |
| 6. EXTERIORS & LANDSCAPING | Page 10 |
| 6.1 House Forms | |
| 6.2 External Walls | |
| 6.3 Roofs | |
| 6.4 Windows, French Doors & Sliding Doors | |
| 6.5 External Doors | |
| 6.6 Verandas, Porches & Pergolas | |
| 7. GARAGES, DRIVEWAYS & CARPORTS | Page 13 |
| 8. BOUNDARY WALLS ALONG STREET FRONTAGES & GREENBELTS | Page 13 |
| 9. INTERNAL BOUNDARY WALLS | Page 14 |
| 9.1 Storm water between neighbouring stands | |
| 10. BUILDING LINES | Page 14 |
| 10.1 Coverage | |
| 11. EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES | Page 15 |
| 12. SIGNAGE | Page 15 |
| 13. ERF USE | Page 16 |
| 14. SWIMMING POOLS | Page 16 |
| 15. LANDSCAPING | Page 16 |
| 16. TREE POLICY | Page 17 |
| 16.1 Recommended Plant List | |
| 17. GENERAL | Page 19 |

ANNEXURES

Annexure 1. Site layout with indicative boundary lines

Annexure 2. Driveway options and materials

Annexure 3. Prescribed street boundary fence details

Annexure 4. Prescribed street boundary gate details

Annexure 5. Examples of materials

Annexure 6. Examples of landscaping

Annexure 7. Earth tone exterior paint colour palette

Annexure A: Sustainable Housing Guidelines

Annexure B: Recommended booklist

Annexure C: Envirofuel

Annexure D: Clear Access

Annexure E: Builders Code of Conduct

Annexure F: Form A – Building Application

Annexure G: Form B – Checklist For Building Approval

Annexure H: Form C – Design & Certification Undertaking

Annexure I: Form D – Architectural Accreditation Application

Annexure J: Form E – Demerit Point System

Annexure K: Form F – Application for Amendments to plans, Alterations or Additions

Annexure L: Form G – Final Completion Checklist

Note: Annexures C & E-L are subject to change without notice. For definitions, please refer to the homeowner's manual which can be requested from Estate Management.

1. INTRODUCTION – AESTHETICS CONCEPT

Welcome to Helderfontein, another signature lifestyle estate by Century Property Developments. The purpose of these guidelines is to inform homeowners and their architects or designers of the building and landscaping requirements for the estate and to provide information relating to the procedure to be followed in order to obtain the necessary approval from the developer for all buildings and structures to be erected on each erf and any alterations and additions thereto.

The Helderfontein Estate is divided into generous residential stands ranging from 600m² to 1400²m each catering for all requirements, with residents being responsible for the design and building of their homes. When designing their houses, homeowners are required to make use of a registered architect as per the Architectural Profession Act 2000, Act 44 of 2000. This will ensure a professional product that is in keeping with the aesthetic guidelines of the estate.

A unique element of this development is that architectural guidelines have been stipulated in an attempt to create an estate in which the architecture responds to climate and environment whilst embracing the use of construction materials in their raw form. With this in mind there has been a conscious decision to specifically exclude imported styles such as Tuscan, Balinese, Georgian and French.

We intend for this estate to be a landmark, as well as a benchmark for all residential developments in South Africa for years to come. With this in mind we have an opportunity to create an aesthetic icon. We aim to realize a truly unique, South African architecture that has been developed in harmony with the environment, embracing natural materials in their true form and responding effectively to the highveld climate.

It is intended that these guidelines will allow for a fairly broad range of personal choice in the external appearance of the houses but that the overall character of the development will be identifiable by the use of certain unifying external elements such as the colour and finish of external walls, and roof coverings. The nature of the landscaping will also contribute to this objective thereby ensuring long term property values for homeowners.

The primary concept behind these guidelines is to allow the individual homeowners to express their personal needs and preferences freely, guided only by the use of materials and the restriction of stylized elements. This will encourage a new and fresh approach specifically relevant to our unique South African context.

The design of houses throughout the estate should be in response to the South African climate and lifestyle. Homeowners will have the freedom to create unequalled and diverse homes which will be in keeping with the proposed theme of the estate while still achieving energy efficiency and minimizing environmental impact. Within this specified formula the use of various raw materials will be encouraged, with a focus on stone, brick, wood and glass.

All houses should live out to the Northern side of the stand. Outside living areas are required to be on the northern section of the stand and must be screened from Southern neighbouring stands. This includes bomas, and similar structures, pools and patios. Similarly, balconies on the first floors will not be allowed on the South, West or Eastern side of the stand without the consent of the effected neighbour. Sensitivity to Northern exposure of living areas and bedrooms must be addressed. Primary living areas not receiving proper northern exposure will not be considered. Living areas and balconies overlooking green belts, public open spaces and dams will be permitted at the discretion of the aesthetics committee.

It is our hope that this development will create a truly unique and climatically appropriate style that is honestly South African and particularly relevant to the region of Gauteng and our world-renowned climate, where it's warmer outside in winter, the sun shines all year round and the temperature can fluctuate by 20 degrees Celsius in one day. Thus material choice is critical to ensure low running costs through passive heating and cooling of the building.

We also have a unique lifestyle that requires an appropriate architectural response. We envisage both classical and contemporary interpretations of these 'farmhouses', 'sheds', 'barns' and 'manor houses' that respond not only to the broader context, but also to the individual site and the estate as a whole. We envisage simple, honest structures, with good indoor-outdoor flow, at home in their surroundings and sympathetic to the climatic conditions of the area.

Emphasis should be placed on excellent proportions, scale and the interrelationship between architectural and structural elements to the landscape and context. The aesthetic of this estate should be refined through excellence in detailing and execution. Simplicity of form requires excellent detailing and construction quality as well as thoughtful resolution of the interrelation of forms, materials and spaces.

Materials should be chosen for their ability to improve with age. The estate and each of its residences should be seen as an example of excellence in 'Highveld' design, exclusivity and desirability, tastefulness and authenticity. The homes on this estate should set a precedent for all future developments in this country, and be unparalleled in both South Africa and the world for many years to come. This estate should be an embodiment of our South African Lifestyle, past, present and future.

The design of the house must take into account its immediate surroundings as well as the greater environment and should, from the outset, endeavor to be sustainable and eco friendly where possible. This can be achieved by making the house thermally efficient, using solar geysers and panels, energy efficient lighting, and low consumption fittings and appliances. Building a home using good design principles will save energy, water, be more comfortable to live in, and have long term cost benefits for the end user in addition to benefiting the environment as a whole. Please see the sustainable housing guidelines or our recommended book list for more information.

It is important that all homeowners embrace the vision for the estate and it is vital that they work together with and support the developer and architect appointed to scrutinise the plans in implementing these guidelines. It should be borne in mind that we should strive to create an environment in the estate where the whole is greater than the sum of the parts and in so doing homeowners may need to make compromises for the benefit of all.

2. PLAN APPROVAL PROCESS

The homeowner must refer to the below points regarding the requirements for submission to the Aesthetics Committee, for approval. All documentation including erf diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process, are available on the CD (which is free of charge and may be obtained from the sales office), alternatively please visit our website.

No building or addition may be erected or altered without the approval of the Aesthetics Committee. This does not apply to internal alterations. It will be the responsibility of a homeowner to ensure that he or she is in possession of the current version of the guidelines. The approval process will involve the following stages:

2.1 First Stage

It is imperative that the registered architect obtain the following documentation prior to the design of the house. This documentation forms part of the Stage 1 submission:

Form A - Building Plan Application Form.

Form B - Guidelines Check List for Building approval.

Form C - Registered Professional Design and Certification Undertaking.

Form D - Architectural Accreditation Application.

Form E - Demerit Point System.

Form F - Application for Amendments / Alterations / Additions to Plans.

The design concept and sketch plans must be submitted to the Aesthetics Committee, or its designated service provider, for approval. A scrutiny fee, as determined from time to time, will be payable upon submission of the plans. This fee is for the approval of stage 1 and stage 2 and may be required again should there be any further changes, amendments etc to the approved stage 2 plans.

Sketch Plans - A3 booklet.

Provide all required information as prescribed in Form B which includes but is not limited to the following:

- Site Plan showing the site, building lines, entrances, boundary treatment, all structures, landscaping, paving, pool etc.*
- Plans and elevations to scale, describing finishes.*
- An artist's impression or three dimensional CAD model.*
- A detailed area schedule.*

Architects are to make use of Form B - "Guidelines check list for building approval" to ensure that all the required information is provided.

Architects are to ensure that all gas appliances are noted in the submission drawings. It is noted that electrical underfloor heating and conventional electrical geysers are not allowed and that gas fired underfloor heating or gas space heaters are to be specified instead.

2.2 Second Stage

After the design concept and sketch plans have been approved, one set of the detailed design and working drawings must be submitted to the Aesthetics Committee for approval.

Provide all required information as prescribed in Form B for Stage 2 submission, which includes but is not limited to the following:

- Working Drawings A1 plans ONLY. The committee will only accept A1 plans for review.*
- Boundary wall elevation including all finishes and height.*
- Services: drainage plan compulsory. Water supply recommended.*

- A landscape plan specifying the indigenous plant.

Sufficient sets of drawings are to be delivered for approval stamps for council purposes. Please bear in mind that the Aesthetics Committee will always keep a set of plans from every submission. Therefore, should only one set be submitted, this will be kept by the Aesthetics Committee for their records. In this case, a further set will need to be resubmitted, and this set will go through the full plan review process again before being stamped and returned for council submission.

2.3 Third Stage

After the detailed and working drawings have been approved they must be submitted to the local authority for approval. Certain prescribed fees will be payable at this stage to the local authority.

These Aesthetics guidelines are in addition to, and do not supersede, the requirements of the local authority or any statutory authority or the National Building Regulations.

3. BUILDING PROCESS

The homeowner must obtain from the Homeowners Association a list of the requirements relating to the building process. The sidewalk deposit and/or rubble removal fee will be payable. The sidewalk deposit less deductions, if applicable, will be refunded at the end of the building period. These deposits must have been concluded prior to the commencement of building operations.

No building shall commence until all the relevant approvals have been obtained and the Building Code of Conduct has been signed by the homeowner and builder.

3.1 Certification of the Architect during construction

Construction, with Building plans approved after May 2016, requires that the registered architect inspect the site during construction and issue compliance certificates confirming the following:

1. Setting out of the house is correct and in accordance with the approved plans, the plinth height of the house does not exceed 500mm in height at any level measured from the natural ground level.
2. Wall plate height prior to roof construction confirming the superstructure is in accordance with the guidelines and as per the approved drawings.
3. Final inspection confirming that the house is constructed as per the approved drawings. A copy of Form 4 to be submitted as a final certificate.

It is mandatory for the architect to issue the certificates to the contractor, and in turn to the Aesthetics Committee, prior to any further work commencing on site.

3.2 Non Compliance

Building activities on a site may be stopped in the following instances:

1. Any transgressions on the Builders Code of Conduct.
2. The contractor failing to provide the prerequisite architect certificates.
3. Any deviations on the structure that has not been approved or which is in contravention of the Architectural Guidelines.

3.3 Completion Certificate

On completion of the house the Aesthetic Committee and estate management are to be notified. The Aesthetics Committee will then verify that the house is built as per the approved design while estate management will inspect the state of the surrounding infrastructure. The Aesthetics Committee will then issue a completion certificate to ensure that penalty levies will not be billed for late completion or non-compliance and the pavement deposit will then be refunded to the owner. All owners will need to be in possession of a completion certificate to avoid being billed penalty levies.

The pavement deposit, less applicable deductions, will be refunded once a completion certificate is issued.

An owner must be in possession of a City of Johannesburg Occupation Certificate prior to occupying a house.

4. MATERIALS

We aim to encourage the use of materials in their natural state, thereby creating a unifying element to all the homes, as diverse as we hope they will be. The quality of design and the application of these raw materials in new and relevant ways are of paramount importance to this concept. The materials that will be expressed in their natural form on the estate are as follows:

- **Stone** – *The use of natural stone can be used to give warmth and depth to design, especially in the form of founding or feature elements for example: chimneys, columns, bases and retaining walls. No fake concrete facings will be allowed.*
- **Brick** – *The use of exposed brickwork is very effective in detailing arches, lintels, and edges, as well as introducing a human scale and earthy feel to larger buildings. No unplastered stock brick facades will be allowed. Face bricks to be limited to red in colour - no yellow or two toned face bricks allowed.*
- **Plaster** – *Plaster whether plain or pigmented tends to improve over time with a natural patina, as well as being extremely flexible in terms of creating molded or sculpted details. It is also useful to create contrast with the more heavily textured brick and stone elements. The plaster may be painted in a limited selection of colours chosen from the Earth Tone Exterior Paint Colour Palette (see annexure 7).*
- **Wood** – *Timber in its natural state lends warmth and interest in many applications, from doors and windows, to heavy beams, columns and trusses. The grain of the wood itself gives texture and life to elements and spaces. The wood may also be painted in a limited selection of colours chosen from the Earth Tone Exterior Paint Colour Palette (see annexure 7). Artificial or composite timber may only be used on horizontal applications, such as timber decks, walkways etc. No artificial or composite materials may be used on property boundary structures or as vertical applications on any structure.*
- **Steel** – *Steel allows spaces to become light and airy, especially when used in conjunction with glass. It makes it possible to span large openings and create spaces that are open and free. Steel is a modern material that can be used to create dramatic effects. It may be galvanized or painted grey.*
- **Glass** – *Glass can create warmth when it's cold and provide cooling when it's hot: This is done through the use of shading and screening devices in summer, and by allowing the low winter sun to penetrate from the north in winter. It can bring the outdoors inside and can create spaces that flow. The use of glass in a home is unlimited in its application, from doors and windows, to screening devices and ventilation. Note that reflective glazing will specifically not be allowed or approved, this includes on glass garage doors.*

- **Green Materials** – Please see the Sustainable Housing Guidelines for more information on incorporating green materials into your house designs.

5. INTERIORS

Although not specifically included in the architectural guidelines, it is our intention that the interiors of these homes will be as unique and beautiful as their exteriors, with the application of the raw materials on the inside as well: Application of such raw materials in the interior of the home extends to the use of timber floors, steel and glass volumes, screeded surfaces and exposed brick or stone walls. This will lead to a natural transition between internal and external spaces, with indigenous gardens further enhancing the houses found throughout the estate. We aim to encourage a fresh look at our South African climate and lifestyle in the planning and finishing of the interior spaces of the homes on this estate. We hope that this flexibility and diversity of spaces and materials will create a new and lasting South African ideal.

| <i>Not Permitted:</i> | <i>Permitted:</i> |
|--------------------------------------|--|
| <i>Electrical underfloor heating</i> | <ul style="list-style-type: none"> • <i>Piped water underfloor heating with a gas fired boiler and under slab insulation.</i> • <i>Gas fired space heaters</i> |
| <i>Electrical geyser</i> | <ul style="list-style-type: none"> • <i>Gas fired instant water heater</i> • <i>Solar water heater or heat pump</i> |
| <i>Electrical hob</i> | <ul style="list-style-type: none"> • <i>Gas hob</i> |
| <i>Electric space heater</i> | <ul style="list-style-type: none"> • <i>Gas space heaters</i> |

6. EXTERIORS & LANDSCAPING

We expect that the stands will be considered as an integral part of these home designs and that the outdoor spaces will be as well planned and detailed as the homes themselves. The use of indigenous planting and the creation of outdoor ‘rooms’ will further enhance the concept of natural materials being used to build this estate into something original and outstanding.

Considering the natural beauty of the area, some owners may wish to retain a portion of their stand in its natural state; however the portion between the street boundary and the homestead line must be landscaped (see Annexure 1).

Pavement barriers may be installed but are to be a post and chain design which is to be installed a minimum of 500mm from the curb. No bollards such as rocks or spheres are permitted.

At no point may the cut or fill exceed 1m from the natural ground line. No cut and fill will be allowed between the building line and stand boundary line. In the case where a house is situated on the building line a retaining structure may be constructed 1m max from the perimeter of the house.

6.1 House Forms

Building forms must be simple rectangular or composite rectangular and frontages facing the street must be parallel to the street along the building line. The size of the house must be a minimum 350 square meters and a maximum of approximately 850 square meters. This area includes the main dwelling, garages and outbuildings.

The maximum permissible height of any building on an erf is 2 storeys above NGL 10.5 meters when measured parallel from NGL. This must be indicated on elevations and cut and fill sections. Chimneys will be exempt from height restrictions. Chimneys will be exempt from height restrictions.

Natural ground level shall be deemed to be the level as determined on a contour plan. Should a dispute arise relating to the determination of any natural ground level, the development company and/or appointed architect will be entitled to rely on the details shown on the contour plan in his possession. No decorative beams or structures will be allowed to protrude from the exterior of the house. Double volume port cocheres or entrance columns are not allowed in the estate (and approval thereof will be solely at the discretion of the Aesthetics Committee).

A non-habitable, below ground cellar not exceeding 20% of the ground floor area will be allowed by the Aesthetics Committee, conditional that it has no external entrance or windows and is noted on the plan submissions.

6.2 External Walls

External walls that are plastered must be finished in earthy colours with an approved paint in accordance with the Earth Tone Exterior Paint Colour Palette (see annexure 7). The principle external paint colour may not be white. A sample of specifications must be submitted to the Aesthetics Committee for approval prior to commencement of the application thereof.

No type or form of face or un-plastered brick will be permitted on external walls as the dominant feature of the house but may be considered for decorative purposes solely at the discretion of the aesthetics committee. A guideline is that only 40% (forty percent) of face brick will be allowed on the exterior of the house. Two-tone face brick work and yellow face brick work is specifically excluded. If face brick is to be used then flush joints are required.

*Natural stone can be used to give warmth and depth to design, especially in the form of founding or feature elements for example: chimneys, columns, bases and retaining walls. **NO** fake stone or artificial concrete / fiberglass facings such as 'Smartstone' or 'Wonder Rock' will be permitted.*

Fibre cement clapboard cladding is permitted on classical houses, provided that it is restricted to the conditions illustrated. Clapboard cladding that extends to the ground is not permitted..

Horizontal string courses and simple plaster surrounds to openings will be permitted, but no multiple corbelling or quoining will be permitted on any part of the building, boundary wall or outbuildings.

6.3 Roofs

Roofs must be dominantly pitched in form. Major plan forms are to be roofed with symmetrical double pitch roofs with a pitch of between 17.5 and 45 degrees. Roofs over verandas may have a lesser pitch provided that the same covering is used as on the major elements. The same material must be used on all pitched roofs with the exception of slate and grey Chromodek sheeting which may be mixed.

Up to 30 percent of the total roof area which includes the main dwelling, garages and outbuildings may have a pitch of less than 17.5 degrees provided that these sections are concealed behind parapets which are extensions of main walls. Mono pitch or lower pitch roofs may be approved but approval is strictly at the sole discretion of the aesthetics committee and will be assessed in relation to the overall design aesthetic of the house. Sections which have a pitch less than 5 degrees and are constructed in concrete shall be finished with pebbles or stone chips up to a thickness of no less than 50mm. No silver waterproofing may be visible.

No lean-tos will be permitted. Roof lights and roof windows are permitted provided that they are set in the plane of the roof. Dormer windows may be approved if motivated by the overall design.

Sheeting must be colour baked and may not be painted. Concrete roof tiles are not accepted in the Estate. Roof coverings are to be restricted to natural slate, Broseley clay tiles, terracotta clay tiles, cedar shingles, or grey Chromadek or similar sheeting in various profiles and in accordance with the specifications which are to be obtained from the architect. A sample or specifications must be submitted to the architect for approval prior to the commencement of the laying thereof. All houses are required to have eaves, both for aesthetic reasons, as well as in response to the climate as an aid to passive design requirements. There must be a minimum 500mm eaves overhang, while roof fixtures and chimneys must complement the main structure. Deviations on the 500mm roof overhang will be to the sole discretion of the Aesthetics Committee.

No variations to these restrictions on roof coverings will be permitted under any circumstances. The development company may demand the removal any roof covering in contravention or any contravention to the guidelines, or impose fines up to R8000 per month if not removed. These fines form part of the levy and will be due and payable on the 1st day of the next month the fine is imposed.

If possible solar panels should not be visible from the street and should be integrated into the overall design aesthetic. Geysers are to be housed in the roof void or a cupboard and may not be externally mounted.

6.4 Windows, French Doors & Sliding Doors

Windows, French doors and sliding doors must be constructed from natural hardwood, uPVC, aluminium natural anodized or powder coated grey or white. No steel windows, no tinted or reflective glazing, and no glass blocks will be permitted. uPVC window and door frames are permitted with the approval of the Aesthetics Committee. Windows, French doors and sliding doors must be at least square or have a dominant vertical proportion of no less than 1:1.15, however variations to this may be permitted, approval solely at the discretion of the aesthetics committee. Windows on all elevations must be carefully thought out and proportioned so that no elevation is left blank or with uneven openings. Each elevation must have a minimum of 5% fenestration. All Northern windows and openings should be taken into account in the overall passive design of the house.

External shutters are encouraged on north exposures, but no fake shutters will be permitted. Shutters must be constructed from natural hardwood or aluminium. External burglar bars and expanding security grids are not permitted. For security purposes roller shutters may be used on window and door openings but they must be completely built in to the wall and not exposed. No ornate fencing, gates, balustrades or external fixtures are permitted. These must be modular in appearance. No external fixed or mobile awnings will be permitted.

6.5 External Doors

External doors must be constructed from natural hardwood or from natural hardwood and glass with an aluminium or PVC frame. Carved doors and doors constructed from driftwood, railway sleepers etc. are not permitted. Security gates and expanding security doors are not permitted on the exterior of the building. Natural hardwood may only be painted in accordance with pre-approved colour samples approved by the Aesthetics Committee.

6.6 Verandas, Porches & Pergolas

At least 10% of the area of the house must include a covered veranda. All verandas, porches and balconies must be well integrated into the design of the house and may not be positioned in such a way that they are intrusive to neighbours, or compromise privacy. Neighbours consent will be sought for balconies deemed to have a compromising effect on neighbours. Supports may be constructed from timber or steel sections. No round concrete columns or pre-cast classical columns or pediments will be permitted. Simple caps, bases and brackets will be allowed. Pre-cast classical, fluted or reeded columns will not be permitted. Pre-cast concrete balustrades will also not be permitted.

Pergolas, bomas, gazebos etc. may not be constructed or erected over any building line.

7. GARAGES, DRIVEWAYS AND CARPORTS

Garages must be set back at least to the building line from the erf boundary abutting the street. The doors may be double and may exceed 2.5 meters in width. Driveways are to be indicated on the site plan for approval. Garage doors must be constructed from natural hardwood, aluminium or glass and Aluminium. Glass doors may not be reflective.

On-site parking for additional cars must be provided for.

Driveways are mandatory and should be constructed from Infraset bush stone tan blocks and may not be constructed from asphalt, interlocking or any form of crazy or brick imprint paving. Exposed aggregate concrete or alternate materials may also be considered and will be approved at the discretion of Aesthetics Committee. A sample or specification must be submitted to the Aesthetics Committee for approval prior to commencement with the laying thereof.

Carports must not be of the pre-fabricated type and must form part of the architectural design of the house. Carports will form part of the allowable coverage of the house should the roof be solid. Carports may not be constructed over building lines. Boats, trailers, caravans and horse boxes must be concealed inside garages or screened from the street and greenbelts.

A minimum of two 150mm diameter PVC sleeves are to be laid under driveways and paths constructed across sidewalks for purposes of accommodating any pipes and cables that may be laid in the sidewalks. These sleeves are to be laid 2 meters from the boundary line and 800mm deep.

If the driveway is to cross an open storm water channel then the bridge is to be constructed out of timber as per the sketch annexed hereto. If the driveway crosses the canal then an approved bridge as per the details must be built.

8. BOUNDARY WALLS ALONG STREETS AND GREEN BELTS

Should a street boundary wall be constructed, no more than 30% of the front wall may be solid (see Annexure 1). Precast concrete walls or walling systems are not allowed. All boundary walls must follow the contours and be stepped evenly. No palisade or similar V design fencing will be allowed. These walls may not exceed 1.4 meters in height unless agreed to at the discretion of the Aesthetics Committee where a patio, pool or entertainment area face the street.

Powder coated or galvanised steel, clear view, meshed panels may be considered as an alternative to timber palisades as per Annexure 3. Where this fence is a maximum of 1.2 meters in height, no brick or stone pillars are required.

Yard walls are not considered to be boundary walls and the following will apply:

- Yard walls may not exceed 20% of a street boundary or on boundaries to public open spaces and green belts. The height of these walls will be restricted to 1.8 meters.

9. INTERNAL BOUNDARY WALLS

Internal boundary walls are not mandatory but if constructed they must be constructed from masonry, or rock work and gum poles, in accordance with the details, finish and colours of the relevant specifications which are to be obtained from the aesthetics committee..

Galvanised square wire mesh fencing shall be permitted on an erf, provided that it is combined with gum pole fencing and approved by the Aesthetic Committee. Palisade must be custom designed in natural timber or steel with a galvanized finish or painted in charcoal grey from the Earth Tone Exterior Paint Colour Palette (see annexure 7). Palisade fencing must be suitably designed to ensure that panels do not sag in the centre. Prefabricated palisade and pre-cast fencing will not be allowed. All dogs kept on an erf must be contained in an adequately enclosed area.

Internal boundary walls can be constructed to a maximum of 2.1 meters measured from the top of the wall to the natural ground level on the highest side. All boundary walls must be built in accordance with SANS 10400 and all wall plans are to be accompanied by an engineer's certificate and on completion an engineer's completion certificate is to be issued for the developer's records. All building sites must be temporarily fenced during construction with an approved barrier of wire mesh fencing with Hessian or shade netting attached.

9.1 Storm water between neighbouring stands

Storm water is to be evenly attenuated over a property to storm water openings to be provided in internal boundary walls at no more than 3m intervals. Lower lying stands are obliged to take storm water of higher lying stands.

10. BUILDING LINES

The Johannesburg City Council building lines may be relaxed to the following minimum dimensions with consent from Council and the affected neighbours;

Street boundary

- *3 meter build to line to garage, 5 meter build to line to house*
- *For stands in Fourways Ext 35: 2 meter build to line to garage, 3 meter build to line to house*

Midblock boundary

- *3 meter build to single storey, 5 meter build to double storey*
- *For stands in Fourways Ext 35: 2 meter build to single storey, 3 meter build to double storey*

Side boundary

- *Aggregate of 6 meters to both sides subject to a minimum of 2 meters on one side*
- *For stands in Fourways Ext 35: Aggregate of 4 meters to both sides subject to a minimum of 1,5 meters on one side*

10.1 Coverage and F.A.R. (Floor Area Ratio)

Maximum coverage for houses is 50% of the erf size with an F.A.R. of 0.8

For example, the house footprint of a 1000m² stand zoned for double storey could be 500m² (i.e. 50% coverage) but as the total floor area can be 80% of the stand size, then one could still build an upper floor of 300m².

The first floor area may not exceed 70% of the ground floor area. Double volumes and stairs must be included to the first floor area when calculating the ratio.

11. EXTERNAL PIPES, FITTINGS, FIXTURES, DEVICES AND HOUSE NUMBERS

Gutters must be painted to match the colour of the roof and down pipes must be painted to match the colour(s) of the external walls. All fascia boards must be painted to match the roof colour.

Plumbing pipes must be bricked in and made flush against the external wall. Access panels, only at the junctions, must be approximately 300 x 300 in size and painted to match the house.

No fibre cement boxing will be allowed. Window mounted air-conditioning units are not permitted. Wall mounted air-conditioning units are permitted provided that they are mounted at ground level and screened from view at street level. Evaporative cooling plants must be suitably screened and integrated into the overall design. Evaporative cooling plants units must be specified on all plans submissions and must be designed to be installed lower than the apex of the roof and to match the colour of the roof. Pool pumps must not be visible from the street and should be screened in an aesthetically pleasing manner approved by the Aesthetics Committee.

Gas cylinders must be screened from the street and installed in accordance with SANS 10 087 Part I.

The aesthetics committee will be entitled to regulate the position and intensity of all external lighting. Aerials and dishes are not to be visible from the street or the green belt. The positioning and intensity of all external lighting must be regulated in order to not impact on surrounding properties. Street numbers must be the stand numbers and are compulsory. These must be displayed prior to the signing off of the final certificate by the aesthetics committee. The height of the lettering must not exceed 300mm and must be mounted on the wall adjacent to the gate, in natural, unfinished materials. Should a specific design of a house number be required it can be submitted to and approved at the sole discretion of the Aesthetics Committee.

Balustrades are permitted provided that they are constructed from steel, glass or treated natural hardwood. No pre-cast concrete balustrades will be permitted. All railings, balustrades and detailing must be simple and in keeping with the 'farmhouse' aesthetic and not elaborately decorative. No elaborate pre-cast concrete fountains will be permitted.

Rainwater tanks are permitted but must compliment the architecture of the house and be clearly indicated on all drawings. 'JoJo' and similar plastic tanks are to be properly screened from the street and greenbelts and may not be higher than the boundary wall.

12. SIGNAGE

All signage (contractor's boards etc.) must be as per the approved format (see Annexure E) and may only be mounted in front of the applicable property. All signage must be kept to standard professional boards only, no private marketing or sales boards will be allowed. No signage of any type including for sale boards etc. may be displayed on any portion of the common property on the estate or near the entrance to the estate.

13. ERF USE

A residential 1 stand may not be subdivided or rezoned or a sectional title plan be registered under any circumstances.

*Where two residential stands are consolidated to form a larger erf, a **double levy** will be applicable to the consolidated stand. No sub-divisions or rezoning of residential stands will be allowed. Second dwellings are not permitted.*

Laundry drying areas and refuse storage areas must be enclosed with screen walls so as to screen them from streets and green belts.

Domestic trailers may be stored on the property provided they are screened from the street. Temporary or permanent structures including but not limited to Wendy Houses, huts and tents are not permitted save for during construction. Dog kennels are permitted provided that they are screened from view at street level. No shade cloth clad structures are permitted, including carports. No banners or flags may be erected on the erven.

Children's Wendy houses, tree houses or doll houses are permitted but must be painted to match the colour of the house and the roof must be the same colour as that of the house's roof.

14. SWIMMING POOLS

The restriction of the building lines shall apply to the positioning of swimming pools and filtration plants. The residents may apply for relaxation of the building lines for swimming pools. No swimming pool shall be accessible from the street.

Any fencing of the pool must be sympathetic to the architectural style and designed accordingly. No pre-fabricated sparrred steel fencing will be allowed. Pool pumps must be enclosed and screened so as not to be audible or visible from adjacent properties or the street. Discharge pipes from swimming pools must not discharge water directly onto a street, sidewalk or erf.

15. LANDSCAPING

The sidewalk landscaping in the estate itself shall conform to the Landscaping Master Plan. A homeowner must submit this plan with the building plans, prior to the establishment of any landscaping on the sidewalk adjacent to his erf and thereafter the planting may be carried out in terms of the conditions of such approval.

The development company is entitled to determine that a homeowner is required to landscape the sidewalk and islands adjacent to his erf and to irrigate these areas with a specified sprinkler system.

An important aspect of the vision for the estate is to create a distinctive and harmonious landscape in accordance with the architectural vernacular and to extend the framework planting of the central boulevard and other sidewalks to the private gardens.

Homeowners are encouraged to make use of indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant list. Certain non-indigenous (exotic) trees will be allowed. No palm trees will be allowed on the estate.

All landscaping is to be limited, as far as possible, to indigenous species and will be done by the Homeowners Association on all common areas. A landscaping design of the property should be prepared and submitted to the aesthetics committee with the architectural design for approval. The

garden landscaping must be completed within 90 days of issue of the Local Council's Occupational certificate. All landscaping plans must display what method of storm water disposal will be employed. No concentrated storm water is to be disposed of directly into neighboring stands and must comply with National Building Regulations. Ideally, storm water should be disposed of into a storm water drain, water feature, or soak pit. Children's play areas, "Jungle gyms" etc. must be adequately screened from streets and public areas and should conform to the use of natural materials.

16. TREE POLICY

Included in the architectural guidelines is a strictly indigenous tree planting policy:

The landscaping and especially the trees, due to their size, go a long way to determining the overall aesthetic ambience of an estate. With our indigenous landscaping policy we hope to reinforce the uniquely South African nature of this estate, not to mention the numerous additional advantages of planting indigenous trees as listed below:

- *The bird life is significantly increased through the planting of indigenous trees that have berries for food, or thorns for protection from birds of prey.*
- *Frost resistance is another benefit of indigenous trees as they tend to be extremely hardy and are well adapted to our climate.*
- *Water is always a scarce commodity and indigenous trees require significantly less water than their exotic counterparts and have little or no effect on our fragile water table. They are also far more likely to survive a drought.*

Recommended Plant List

Indigenous Trees

Common Name

*Apies doring
Buffalo thorn
Cabbage tree
Cape Chestnut
Cape holly
Cat thorn
Common Coral Tree
Common Wild Current
Common Wild Pear
Fever Tree
Karee
Karoo Sweet Thorn
Monkey Thorn
Mountain karee
Natal Mahogany
Paperbark Thorn
Pompon tree
Red leaf bushwillow
River bushwillow
Salie
Sausage Tree
Sweet thorn*

Botanical Name

*Acacia Galpinii
Ziziphus Mucronata
Cussonia Paniculata
Calodendrum Capense
Ilex Mitis
Acacia Caffra
Erytheina Lysistemon
Rhus Pyroides
Dombeyo Rotundifolia
Acacia Xanthophloea
Rhus Lancea
Acacia Karoo
Acacia Alpine
Rhus Pendulina
Trichilia Emetica
Acacia Sieberiana
Dias Cotonifolia
Combretum Krausii
Combretum Erthryophyllum
Buddleia Saligna
Kigelia Africana
Acacia Karroo*

Tree fuschia
Umbrella Thorn
Water Berry
Weeping Boer Bean
Weeping Wattle
White Karee
White stinkwood
Wild Olive
Wild peach
Wild Pear
Wild Silver Oak

Halleria Lucida
Acacia Tortilis
Syzygium Cordatum
Scotia Brachypetala
Peltophorum Africanum
Rhus Pendulina
Celtis Africana
Olea Africana
Kiggelaria Africana
Dombeya Rotundifolia
Brachylaena Discolor

Indigenous Shrubs & Perennials

Common Name

Agapanthus fern
Agapanthus spp.
Arum lilies
Blinkblaar
Bloukappies
Blue marguerite
Bush lily
Cape honeysuckle
Cape leadwort
Crane flower
Falling stars
Forest bells
Geraniums
Hair bells
Red hot poker
Resin bush
Twin spurs
Watsonia lilies

Botanical Name

Agapanthus Densiflorus Sprengeri
Agapanthus
Zantedeschia Aethiopica
Thamnus Prinoides
Polygala Myrtifolia
Felicia Amelloides
Clivia Miniata
Tecomaria Species
Plumbago Species
Strelitzia Regina and Nicolae
Crocasmia Aurea
Makaya Bella
Pelargonium Species
Dierama Pendulum
Kniphofia Species
Euryops Pectinatus
Diascia Barberae
Watsonia Hybrids

Indigenous Groundcovers

Common Name

Apenia
Asparagus fern
Bergbetou
Bulbine
Carpet geranium
Crassula
Dwarf agapanthus
Gazania
Grysgousblom
Num-num
Othonna
Sour flower
Wild garlic

Botanical Name

Apenia Cordifolia
Protoasparagus Densiflorus Sprengeri
Osteospermum Jucundum
Bulbine Frutescence
Geranium Incanum
Crassula Exactum
Agapanthus Africanus "nana-blue"
Gazania Uniflora
Arctotis Hybrids
Carissa Macrocarpa "green carpet"
Othonna Capensis
Oxalis Depressa Vareites
Tulbaghia Violacea

17. GENERAL

These buildings and landscaping guidelines are to be read in conjunction with the Estate Rules, the Agreement of Sale between the homeowner and the developer and the constitution of the Home Owners Association including any amendments thereto.

The Aesthetics Committee will in its absolute discretion, be entitled but not obliged to waive any of these guidelines but any waiver granted shall not constitute a precedent which shall automatically be applicable to any other homeowner(s). During the development period the developer shall be entitled in its absolute discretion, to amend these guidelines from time to time.

Should any disputes arise relating to the application or implementation of these guidelines the development company's decision shall be final and binding on the parties concerned.