



BLUE HILLS

COUNTRY & EQUESTRIAN ESTATE

Architectural & Landscaping Guidelines

*"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."*



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

It is important for the operation of the Estate that every Homeowner is thoroughly familiar with all the information contained in this Architectural & Landscaping Guidelines.

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

SIGNED: _____

DATE: _____

Homeowner

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NOTE: Annexures are subject to change without notice

1. DEFINITIONS

Please refer to the definitions contained in the Memorandum of Incorporation read in conjunction with the Conduct Rules. This information is available on CD and on the website: www.century.co.za.

2. INTRODUCTION

Welcome to another signature lifestyle Estate by Century Property Developments. The purpose of these guidelines is to inform Homeowners, their architects and builders of the aesthetic, 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 Aesthetics Committee for all buildings and structures to be erected on each stand, including any alterations and/or additions thereto.

Covering an area of approximately 145 Hectares, the Blue Hills Estate is divided into two distinct areas, that is residential stands of 5 000m² each, and generous agricultural holdings of 10 000m² (1 Hectare) or more.

When designing their houses, or any other structures on their erf, Homeowners are required to make use of a Professional Registered Architect (PrArch) as per the Architectural Profession Act 44 of 2000, and may not make use of any technician, draughtsperson, design or drafting bureau for the design of their house including any alterations and/or additions.

In terms of new government legislation, SANS 10400 - Section A19, Homeowners are required to employ the architect for the full architectural services, which includes full site supervision. Alternatively, the legislation allows for a registered project manager to be retained for the site supervision. This will ensure a professional product that is both in keeping with the aesthetic guidelines of the Estate, and of the highest standard.

A unique element of this development is that the architectural guidelines have been shaped with the intent to create an Estate in which the architecture or the traditional Highveld farmhouse vernacular responds to the climate and environment, whilst embracing the use of construction materials in their raw form.

The objective of the guidelines is to achieve the following:

- To create an aesthetically appealing built environment whilst preserving the rural ambiance and sense of place of the Blue Hills Farm; -
- To ensure the integration of Blue Hills with its immediate environment as well as the larger agricultural area around it; -

- Enhance the agricultural sense of place through interpretation of traditional Highveld farmhouse vernacular; -
- Ensure that homes are energy efficient, thereby ensuring that the overall carbon footprint of the Estate is kept to a minimum; -
- Ensure harmonious and attractive streetscapes through attention to the exterior detail and architectural language of the houses; -
- Create an outwardly focussed, socially sensitive, built environment, while retaining the residents' sense of privacy where required; - and
- Mitigate against possible negative impacts of buildings on the adjoining properties.

It is the Developer's intention that, as with our previous award-winning estates, this Estate will be seen as both a landmark and a benchmark for all residential developments in South Africa for years to come. With this in mind we have an opportunity to create an iconic Estate with a uniquely South African architecture, 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 individual houses, while still embracing the farmhouse vernacular.

The overall character of the development will still be identifiable through the use of certain unifying external elements such as chimneys, boundary walls, roof coverings, external wall finishes and colours, etc. The nature of the landscaping will also contribute meaningfully to this objective, thereby ensuring long term property values for Homeowners.

The primary function of these guidelines is to ensure that the value of the Estate and the houses therein is preserved and enhanced while still allowing individual Homeowners to express their personal needs and preferences within the overall aesthetic framework.

3. AESTHETIC CONCEPT

The design of houses throughout the Estate should be in response to the unique 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 inter-relationship between architectural and structural elements to the landscape and context. The aesthetics 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, endeavour 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 benefitting the environment as a whole.

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.

4. ROLE PLAYERS IN THE ESTATE

For your convenience, please take note of the following role players involved in the successful control of aesthetic matters in the Estate:

Architect:	The appointed registered professional architect appointed by the Homeowner.
Aesthetics Committee:	The Aesthetics Committee (Studios Architects) is the appointed firm of professional architects that is responsible for plan evaluations and performing a final inspection on the property when construction is complete.
Home Owners Association (HOA):	Blue Hills Equestrian Estate Homeowners Association NPC, duly represented by the board of directors as contemplated in the Memorandum of Incorporation read in conjunction with the Companies Act, 71 of 2008.
Developer:	Century Property Developments (Pty) Ltd and Blue Hills Equestrian Estate (Pty) Ltd.
Board:	The board of directors appointed by the residents and the Developer.

5. PLAN APPROVAL PROCESS

The Homeowner must refer to the points below regarding the requirements for submission to the Aesthetics Committee. All documentation including erf diagrams, service connection diagrams and contour plans that may be required to facilitate the design process, are available in soft copy format from the Board or Estate management.

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 most current version of the rules, as non-compliance will not be tolerated.

The approval of any plan will be valid for a period of 24 months from the date of approval. If construction has not commenced within a period of 24 months, then such plan must be resubmitted for full evaluation under the latest applicable guidelines, and the applicable evaluation fee will have to be paid again.

The registered architect and Homeowner must take note of the following documentation prior to the design of the house. This documentation forms part of the submission process and the latest version of these forms are available from the Aesthetics Committee's website: ***studiousaesthetics.co.za***.

Form A:	Building Plan Application Form (must accompany every submission)
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Form B:	Checklist for Building Approval
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Form C:	Registered Professional Design and Certification Undertaking (to be submitted annually)
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Form D:	Architectural Accreditation Application (to be submitted annually)
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Form E:	Demerit Point System (to be submitted annually)
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Form F:	Application for Amendments/Alterations/Additions to Plans (should be completed and submitted with any application for amendments)
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Form G:	Application for Completion Certificate Inspection (must be completed and submitted by the Homeowner to apply for the final inspection)
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The approval process is an online submission process and will involve the following three phases:

5.1 PHASE ONE SUBMISSION

The phase one plans must be submitted to the Aesthetics Committee for approval. A scrutiny fee, which is subject to change, will be payable upon submission of the plans. This fee is for the approval of phase one and phase two drawings. In the case where two concessive phase one submissions fail, an additional fee will be payable with the third submission of phase one plans [Refer to Form A in annexures].

The architect must submit a maximum of 3 x A1 sheets in electronic PDF format that includes but is not limited to the following:

- Site plan showing the site, contours, building lines, entrances, boundary treatment, all structures, paving, pool, stormwater flow, landscaping, etc;
- Plans and elevations to scale, describing the finishes;

- Sections extending from boundary to boundary that indicates the natural ground level and finished floor level;
- An artist's impression or three-dimensional CAD model showing finishes;
- A detailed area schedule;
- First floor to ground floor calculations; and
- Roof percentage calculations.

[NB: Please make use of form B (Checklist for Building Approval) to ensure that all relevant information has been provided for this phase of evaluation].

5.2 PHASE TWO SUBMISSION

After the phase one plans have been approved, one set of the detailed design and working drawings, limited to 5 x A1 sheets, must be submitted to the Aesthetics Committee for approval in electronic PDF format.

Provide all required information as prescribed in form B for phase two submissions, which includes rectifying or adding information from the phase one review.

After notification of approval, a full set of municipal drawings must be sent to the Architectural Committee for e-stamping in PDF format. Please ensure that a signed and stamped Blue Hills and Equestrian Estate HOA plan accompanies your submission.

5.3 PHASE THREE SUBMISSION

Since 1 June 2020, the Aesthetics Committee has implemented an electronic stamping system. Phase two approved drawings must be emailed in PDF format to the relevant Estate email address. The plans will be electronically stamped and sent back to the architect within three [3] business days.

After the detail and working drawings have been approved, they must be submitted to the Local Authority for approval. Certain prescribed submission fees will be payable at this stage to the Local Authority.

It is a condition of establishment that Johannesburg will not accept any plans for approval without the prior written approval of the Aesthetics Committee or HOA.

These Aesthetic guidelines are in addition to, and do not supersede, the requirements of the Local Authority, any statutory authority, or the National building Regulations.

5.4 DISPUTE RESOLUTION

Should a Homeowner/architect feel aggrieved by the decision of the Aesthetics Committee he or she must apply to the Developer within 7 days for a review of such decision.

The decision of the Developer will then be final.

5.5 SPECIAL CONSIDERATIONS

The Aesthetics Committee evaluates only the aesthetics of any submission and does not take any responsibility for any technical, structural, health or safety standards or for compliance with any Municipal, environmental or Statutory requirements and no such responsibility shall arise by virtue of a plan being approved by the Aesthetics Committee.

5.6 BUILDING PROCESS

No building shall commence until all the relevant approvals have been obtained and the Building Code of Conduct attached to the Annexures has been read, fully understood and signed by the Homeowner and builder. A signed copy of this document must be then forwarded to the Aesthetics Committee for their records.

A pavement deposit fee will be payable prior to the commencement of construction. This deposit less deductions, if applicable, will be refunded at the end of the building period. This deposit must have been paid prior to the commencement of building operations. Please see the Conduct Rules for more information on this.

The Developer and/or the Aesthetics Committee will be entitled to regulate the activities of all building and other contractors and determine that the contractor(s) and the Homeowner sign the Builder's Code of Conduct with the HOA for this purpose.

All building sites are to be temporarily fenced, with a lockable gate, during construction with an approved barrier of wire mesh fencing with hessian or shade netting attached. These must be neat and well maintained for the length of the construction period.

5.7 MAXIMUM BUILDING PERIOD

Construction of buildings must commence ("break ground") within 24 months from the date of transfer of a stand to a Homeowner and be completed within 12 months thereafter. This period will not be extended if a Homeowner resells the stand to a third party and should the Homeowner fail to timeously commence with the construction alternatively complete same, the Developer may repurchase the stand at the original selling price less all administrative and other costs, or charge a penalty levy as set out in article 2.5.13 of the Memorandum of Incorporation. The construction as set out herein must be completed within 12 months after commencement of the building activities.

5.8 DEVIATION FROM APPROVED PLANS

If a Homeowner deviates from the approved building plans, the Aesthetics Committee reserves the right to issue a stop order and thereafter insist that the unapproved building works be demolished or rectified at the Homeowner's cost.

5.9 COMMENCEMENT OF EXCAVATIONS OR BUILDING WITHOUT PLAN APPROVAL

The Aesthetics Committee may, at its discretion issue a works stop order and force the Homeowner to re-instate the site or demolish unapproved structures.

5.10 CERTIFICATION OF THE ARCHITECT DURING CONSTRUCTION

As per form C (Registered Professional Design and Certification Undertaking), the architect undertakes to perform three compulsory site inspections that must be included in his/her fee and:

- confirm that the house has been set out correctly and in accordance with the approved plan. The plinth height (top of unfinished floor level) of the house may not exceed 1,2m in height at any level measured from the natural ground level;

- confirm the wall plate height prior to roof construction, confirming the superstructure is in accordance with guidelines and as per the approved drawings; and
- perform final inspection confirming that the house is constructed as per the approved drawings.

The architect will be required to certify that these inspections were done by signing the **form G** (Application for Completion Certificate Inspection). **The Inspection will not be carried out if the form is not certified by the architect.**

5.11 COMPLETION CERTIFICATE

On completion of the house, the Aesthetic Committee and Developer are to be notified. The Aesthetics Committee or the Developer will then verify that the house is built as per the approved design and will inspect the state of the surrounding infrastructure. The Aesthetics Committee or Developer 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 Homeowner (less applicable deductions). All Homeowners will need to be in possession of a completion certificate to avoid being billed penalty levies.

The building period ends as soon as a Homeowner obtains a Completion Certificate.

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

5.12 PENALTIES FOR NON-COMPLIANCE

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

- Any transgressions of the Builders Code of Conduct; and/or
- Any deviations on the structure that has not been approved or which is in contravention of the Architectural Guidelines.

The Architectural and Landscaping Guidelines are binding on all Homeowners. Any breaches/deviations will be investigated by the Developer/Aesthetics Committee or HOA who will endeavour to prevent re-occurrence and determine responsibility.

Corrective measures must be taken by, and at the cost of, the responsible party. A penalty levy will be levied on the responsible party for any contravention of the guidelines that is not rectified within 3 months of the

Homeowner being notified that a contravention has occurred. This levy will be a monthly penalty equal to 3 times the monthly levy for the first 12 months, escalating to 6 times the monthly levy thereafter, until the breach/deviation has been resolved to the satisfaction of the HOA.

Repeated non-compliance by professionals or contractors may result in removal and barring of entry onto the Estate.

The Developer or Aesthetics Committee / HOA or does not give an undertaking to Homeowners that it will enforce compliance for each and every breach and retains a discretion as to which measures, if any, it will implement under the given circumstances. It also does not warrant that similar steps will be taken in respect of all similar instances of breach. It does, however, agree to act responsibly in terms of the exercising of its authority.

6. TOWN PLANNING CONTROLS

The Town Planning Controls applicable to all stands in Blue Hills are contained in the Conditions of Establishment which were issued by the Local Authority on approval of the Township.

6.1 LAND USE RIGHTS

The Land Use Rights are defined in terms of the City of Johannesburg Land Use Scheme, 2018.

The primary development rights for the 5000m² properties zoned “Residential 1” in Blue Hills Extension 11 and Blue Hills Extension 109 is a single dwelling house at a maximum density of 1 dwelling unit per stand. Stands zoned Residential 1 may only be used for residential and agricultural purposes.

The 10 000m² properties that are zoned “Agricultural” in portions of the farm Newlands 757 – JR and portions of the farm Witbos 409 – JR may only be used for residential and agricultural purposes.

6.2 CONSOLIDATION AND SUBDIVISION

No stand may be subdivided. In terms of the City of Johannesburg Municipal Planning By-Laws, 2016, read in conjunction with the City of Johannesburg Land Use Scheme, 2018, no farm portions, agricultural holdings or properties zoned “Residential 1” or “Agricultural” may be sectionalized.

Erven may be consolidated with prior written permission from the Developer and the approval of the City of Johannesburg Metropolitan Municipality, in which case the Homeowner will be liable for the combined levy pertaining to each original stand. Levies for the second stand will, however, receive a 30% discount. Therefore, for two consolidated stands a factor of 1.7 would apply to the overall levy.

6.3 HEIGHT

In terms of the City of Johannesburg Land Use Scheme, 2018, the following definitions shall apply:

- 6.3.1 Height means the vertical dimension of the building from the natural ground level to the highest point of the building measured in meters or in number of storeys; provided that:
 - 6.3.1.1 The height restriction which refers to storeys does not apply to roofs, domes, chimneys, flues, masts and antennae; and
 - 6.3.1.2 Elevator motor rooms, satellite dishes, ventilation shafts, water tanks, air conditioning plants and equipment on top of a building, shall be regarded as a storey, unless enclosed within the roof or hidden behind parapet walls, not exceeding 2.0 meters in height, in which case it shall be counted as part of the top storey.
- 6.3.2 A storey means the portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above the ceiling, provided that:
 - 6.3.2.1 A basement does not constitute a storey;
 - 6.3.2.2 A roof, or dome which forms part of a roof, shall not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupations, in which case it is counted as a storey;
 - 6.3.2.3 The maximum height of the ground storey shall not exceed 6.0 meters and every additional 4 meters in height or portion thereof, shall be counted as an additional storey; and
 - 6.3.2.4 The maximum height of any storey shall not exceed 4.5 meters and every additional 4.5 meters in height or part thereof, shall be counted as an additional storey.
- 6.3.3 Basement means the space in a building between the floor and ceiling which is partly or completely below natural ground level; provided that a vestment shall be counted as a storey for the purpose of a height measurement where any portion extends more than 1.5 meters above the lowest level of the natural ground level immediately contiguous to the building.

No building or buildings shall be erected so as to exceed the height as prescribed below:

Basements that do not extend more than 1.5 meters above the lowest level of the natural ground level immediately contiguous to the building are not considered as a storey. Basements may not have visual or physical access to the outside. Access may only be from the storey above. The same principle applies to lofts.

Note: The note above means that no basement garages with more than 2 storeys on top.

In terms of Section 28 of the City of Johannesburg Land Use Scheme, 2018, an additional storey may be permitted with the consent of the Local Authority.

Should a Homeowner wish to apply to the Local Authority for consent to an additional storey, the said Homeowner would have to obtain approval for the said increase in height from the Aesthetics Committee. Increases in height will only be permitted for basements where any portion extends more than 1.5 metres above the lowest level of the natural ground level immediately contiguous to the building or to permit a loft area designed for, or used for, human occupation.

Towers and architectural features would need to be confirmed with Council. Towers, architectural features and basements which are not designed for living, working, sleeping, or storage purposes shall not be regarded as storeys for the purposes of the scheme.

6.4 MAXIMUM COVERAGE

In terms of the City of Johannesburg Land Use Scheme, 2018, coverage means the total of land that may be covered by buildings, as seen vertically from the air measured from the outer face to exterior walls, expressed as a percentage of the land area, and shall include all roofed areas; provided that the following portions of the buildings shall be disregarded in the calculation of coverage:

- a. Unroofed areas such as a stoep, entrance steps and landing;
- b. Projecting balconies, open on all vertical sides;
- c. Retractable awnings or pergolas, with or without louvres and areas covered by permeable material;
- d. Cornices, chimneys, water pipes, drain pipes and minor decorative features not projecting more than 500mm from the building wall;
- e. Eaves and canopies not projecting more than 1.0 metres from the wall of the building;
- f. Electrical high- and low-tension chambers; and
- g. The area covered by open air swimming pools.

No building or buildings including basements shall be erected so as to cover a greater proportion of its erf/farm portion than is permitted as indicated below:

- Residential stands (Erven 690 - 777, Blue Hills Ext. 11 and Erven 1759 - 1789, Blue Hills Ext. 109) [including any consolidation and/or subdivision of an erf] -

single and double storey dwellings - 25% of stand area (Can be increased to 35% with Local Authority and Aesthetic Committee Approval).

- Agricultural Holdings (Portions 1 - 41 of the farm Newlands 757 – JR and Portions 37 - 41 of the farm Witbos 409 - JR) [including any consolidation and/or subdivision of any portion] -

single and double storey dwellings - 8% of stand area (Can be increased to 18% with Local Authority and Aesthetic Committee consent).

In terms of Section 31 of the City of Johannesburg Land Use Scheme, 2018, the following may be granted with the written consent of the Local Authority:

- a. To any basement storey which is below natural ground level being constructed so as to exceed the coverage permitted above;
- b. To the area covered by private parking garages so as to exceed the coverage permitted above; and
- c. To an additional maximum of 10%.

Should a Homeowner wish to apply to the Local Authority for consent to an increase in coverage, the said Homeowner would have to obtain approval for the said increase in coverage from the Aesthetics Committee.

6.5 FLOOR AREA RATIO (FAR)

In term of the City of Johannesburg Land Use Scheme, 2018, floor area means the sum of the gross area covered by the building at the floor level of each storey, provided that the area reasonably required for the purposes detailed below may be excluded from the calculations of the floor area, which calculations shall be clearly indicated on the building plans. Floor area shall be measured from the outer face of the exterior wall or similar supports of such buildings, and where the building consists of more than one storey, the total floor

space shall be the sum of the floor area of all the storeys, including that of basements. Areas that may be excluded from the calculation of floor areas are:

- A. An area, including a basement, which is reserved solely for parking of vehicles and loading and offloading areas; and
- B. 10% of the total floor area shall be regarded as areas required for the cleaning, maintenance, care and proper mechanical and electrical functioning of the building.

Floor area ratio means the ratio obtained by dividing the floor area of a building or buildings by the total area of the erf / farm portion upon which the building(s) is erected.

$$\text{FAR} = \frac{\text{Floor Area of building(s)}}{\text{Total Area of the erf / farm portion upon which the building(s) is erected.}}$$

No building or buildings shall be erected so as to exceed the floor area ratio as prescribed below:

A maximum FAR of 0.25 applies to each Residential Stand in the Estate, which can be increased with the City of Johannesburg Metropolitan Municipality's and Aesthetics Committee's written consent to 0.30 FAR.

A maximum FAR of 0.16 applies to each Agricultural Holding in the Estate. This can be increased to 0.3 with consent from the City of Johannesburg Metropolitan Municipality and Aesthetics Committee.

In terms of Section 32 of the City of Johannesburg Land Use Scheme, 2018, the following may be granted with the written consent of the Local Authority:

- a. An additional maximum of 0.1
Should a Homeowner wish to apply to the Local Authority for consent to an increase in floor area, the said Homeowner should have to obtain approval for the said increase in floor area from the Aesthetics Committee. All applications for an increase in floor area must be accompanied by a site development plan.

6.6 BUILDING LINES

In terms of the City of Johannesburg Land Use Scheme, 2018, the following definitions shall apply:

- a. Building line means a line that is a fixed distance from the boundary of an erf / farm portion abutting a public and / or private street or any other boundary of an erf / farm portion and may include a floor water mark; and
- b. Building restriction area means an area of an erf / farm portion on which buildings may be erected, which is bounded on one side by a building line and / or street boundary or any other boundary of an erf / farm portion, or which is subject to flooding as indicated by a floor water mark or designated by a flood line boundary.

No building(s) shall be erected in a building restriction area except for boundary walls, boundary fences, garden walls, garden fences, pergolas and swimming pools (provided that such exemption does not apply along any provincial or national road in so far as it would be contrary to the requirements of the controlling authority).

No building lines or buildings shall be erected so as to infringe upon the building lines as prescribed below:

- Residential stands (Erven 690 - 777, Blue Hills Ext. 11) -

Side Boundaries	10m (May be relaxed to 6m)
Midblock boundaries	10m (May be relaxed to 6m)
Street Boundaries	10m (May not be relaxed)

- Residential stands (Erven 1759 - 1789, Blue Hills Ext. 109) -

- Side Boundaries 10m (May be relaxed to 6m)
- Midblock boundaries 10m (May be relaxed to 6m)
- Street Boundaries 10m (May **not** be relaxed)
- Main Road (Provincial Road K71) 16m (May be relaxed to 10m)
- Erf 1780 (Southern Boundary) 40m

- Agricultural Holdings (Portions 1 - 42 of the farm Newlands 757 – JR and Portions 37- 41 and 49 of the farm Witbos 409 - JR) -

Side Boundaries 10m (May be relaxed to 6m)

Midblock boundaries 10m (May be relaxed to 6m)

Street Boundaries 15m (May **not** be relaxed)

Please take note of the following restrictions:

(* Stand 1780 Blue Hills Ext. 109 is further subject to a 40m flood line and wetland building restriction area, in addition to the requirements stipulated by the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended).

(* Stands 1781, 1782, 1783, 1784 & 1788 Blue Hills Ext. 109 are further subject to a 16m Eskom building line restriction on the boundary adjacent to Main Road).

(* Stands 1759, 1760, 1761, 1762, 1763 & 1788 Blue Hills Ext. 109 are further subject to a 5m building line restriction on the boundary adjacent to Mopani Road. No digging of any nature is permitted in this area due to location of service infrastructure in it).

(* Stands 1759 & 1771 - 1780 Blue Hills Ext. 109 are further subject to a 5m building line restriction on the Western boundary. No digging of any nature is permitted in this area due to location of service infrastructure in it).

(* Portions 3, 4, 5, 19, 20, 21, 22, 23, 24, 25, 31, 32, 33, 34, 36, 38, 39, 40, including further consolidations and subdivisions in respect of 18, 19, 20, 21, 30, 31, 39 and 40 now known as the Remainder of Portion 43, Portion 47, the Remainder of Portion 44, Portion 48, Portion 49, the Remainder of Portion 45, Portion 50 and the Remainder of Portion 46 of the farm Newlands 757 – JR, are further subject to a flood line and wetland building restriction area, as it moreover appears from Annexure E annexed hereto in addition to the requirements stipulated by the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended).

(* Portions 2 -13 of the farm Newlands 757 – JR, are further subject to an Eskom servitude on the Western boundary. Eskom access over the property to the servitude is a requirement. The Homeowner is to install a gate on both sides of the property of a minimum of 5m wide each in order for Eskom to access the servitude).

(* Portions 37, 40 & 41 of the farm Witbos 409 – JR, are further subject to a 16m building line restriction for right of access).

In line with the principles of privacy and good neighbourliness the Aesthetics Committee may, at its discretion, reject the relaxation or FAR application without recourse.

It is important to check the combined services layout scheme as well as the SG Diagram and Title Deeds to ensure that the Homeowner and architect are familiar with any services and servitudes running through the individual stands and portions. Final positions of all manholes, kerb inlets, electrical kiosks, etc. must be physically checked on site to ensure that they are as per the service drawings. Neither the Developer nor the HOA shall be held responsible for any deviation in terms of the final position of these services.

6.7 SECOND DWELLINGS

Residential Erven 690 - 777, Blue Hills Ext. 11 and Erven 1759 - 1789, Blue Hills Ext. 109

Notwithstanding the provisions of the land development requirements of an erf, as contained in the City of Johannesburg Land Use Scheme, 2018, an owner may erect and use a maximum of two (2) subsidiary dwelling units on an erf zoned “Residential 1”, subject to the following conditions:

- i. In the event of a subsidiary dwelling unit/s being in excess of one storey, the written consent of the Council shall be required; such written consent shall include the notification of the neighbours; informing the neighbours of the intent of the owner; indicating that any objections/representations shall be made to the Local Authority and the owner in writing within twenty-eight (28) days from the date of notification;
- ii. The two (2) subsidiary dwelling units shall be inclusive of staff accommodation;
- iii. The total combined floor area of the subsidiary dwelling units shall not exceed 160m or 90% of the main dwelling house whichever is the lesser;
- iv. A subsidiary dwelling unit may be attached to or detached from the main house but in the former instance may not be interconnected; and

- v. Where an owner of a “Residential 1” property exercised the right of a subsidiary dwelling unit, neither the subsidiary dwelling unit nor the dwelling house may be sectionalised.

Portions 1 - 41 of the farm Newlands No. 757 – JR and Portions 37 - 41 of the farm Witbos No. 409 – JR:

Notwithstanding the provisions of the land development requirements of a farm portion as contained in the City of Johannesburg Land Use Scheme, 2018, a second dwelling may be permitted with the written consent of the Local Authority but shall not be sectionalized.

A second dwelling is allowed in respect of Portions 1 - 41 of the farm Newlands No. 757 – JR and Portions 37 - 41 of the farm Witbos No. 409 - JR with consent from the Aesthetics Committee and the Local Authority. This second dwelling must match the main dwelling in terms of aesthetics and should not be smaller than 150m², which may subsequently no be sectionalised in terms of the Sectional Titles Act, 95 of 1986 or otherwise

6.8 STAFF QUARTERS

Staff quarters are allowed. If, however, these quarters contain a kitchen it will be viewed by the Local Authority as a separate dwelling.

Stables are allowed in the Equestrian Estate portion of the development and may have a separate toilette facility. It may, however, not have a separate kitchen which will be viewed by the Local Authority as a separate dwelling.

Staff quarters will form part of the coverage and the bulk (FAR) calculations.

6.9 WATER TREATMENT PLANT

The Local Authority will not be providing a connection point for waterborne sewerage on the Estate. The Homeowner will be required to install his or her own sewerage disposal system or water treatment plant. These must comply with both the Local Authority and National building regulations (SANS 10400 – P) and must be designed by a competent sanitation engineer who must certify the final installation. The final design and position of the sewerage disposal system must be indicated on all drawing submissions.

6.10 ELECTRICAL SERVITUDES

The following erven are affected by electrical servitudes:

- 6.10.1 Portion 2 of the farm Newlands No. 757-J.R. is affected by 35 (thirty-five) meter electrical power transmission servitude, the center line of which is indicated by the line s9 s10 s11 on General Plan S.G. No. 1596/2006 and as will more fully appear from Notarial Deed of Servitude K3282/1976S and Notarial Deed of Route Description of Servitude No. K1361/1983S.
- 6.10.2 Portions 2 to 5 of the farm Newlands No. 757-J.R. are affected by a 35 (thirty-five) meter electrical power transmission servitude, the center line of which is indicated by the line s8 s9 on General Plan S.G. No. 1596/2006 and as will more fully appear from Notarial Deed of Servitude K3282/1976S and Notarial Deed of Route Description of Servitude No. K306/1983S.
- 6.10.3 Portions 5 to 9 of the farm Newlands No. 757-J.R. are affect by a 35 (thirty-five) meter electrical power transmission servitude, the center line of which is indicated by the line s7 s8 on General Plan S.G. No. 1596/2006 and as will more fully appear from Notarial Deed of Servitude K3282/1976S and Notarial Deed of Route Description of Servitude No. K306/1983S.
- 6.10.4 Portions 9 to 13 of the farm Newlands No. 757-J.R. are affect by a 35 (thirty-five) meter electrical power transmission servitude, the center line of which is indicated by the line s6 s7 on General Plan S.G. No. 1596/2006 and as will more fully appear from Notarial Deed of Servitude K3282/1976S and Notarial Deed of Route Description of Servitude No. K306/1983S.
- 6.10.5 Erf 784 Blue Hills Extension 11 is affected by a 35 (thirty five) meter electrical power transmission servitude, the center line of which is indicated by the line s1 s2 s3 on General Plan S.G. No. 7220/2009 and as will more fully appear from Notarial Deed of Servitude K3282/1976S and Notarial Deed of Route Description of Servitude No. K1361/1983S.
- 6.10.6 The ancillary rights contained in Notarial Deed of Servitude No. K3282/1976S amongst others include the following:
 - 6.10.6.1 The registered owner gives to Eskom the right in perpetuity to convey electricity across the aforesaid property by means of one transmission line/s consisting of wires or cables and/or other appliances laid overhead and/or underground together with the right to

enter upon the said property to carry out thereon all works as may be necessary or convenient for the purpose of conveying electricity, with the right to erect, use, maintain, repair, relay, alter, inspect and remove all poles, towers, standards, wires, cables, pipes, stays, struts, and all other appliances necessary or incidental to the conveyance of electricity, and if Eskom desires to do so Eskom shall have the right to protect any overhead line by means of guard netting or other protective devices.

- 6.10.6.2 Eskom shall have right of ingress to and egress from the said property as may be necessary or convenient to enable Eskom to exercise all or any of the rights conferred on Eskom and Eskom shall be entitled to erect such gates as may be necessary to enable it to obtain reasonable right of access. Such gates shall be maintained and locked by Eskom.
- 6.10.6.3 No building or other erections shall be constructed by the registered owner for the said property or allowed to be constructed on any portion of land over or under which any line or cable for the conveyance of electricity has been erected or laid nor within a distance of 23,5 meters calculated from the center line of any overhead line or 1,5 meters from the route of any underground cable, and no materials shall be placed in such close proximity to any line or cable as might in the opinion of Eskom endanger the safety of any line or cable but this restriction shall not apply beyond the distance 23,5 meters aforesaid.
- 6.10.6.4 Trees in close proximity to any overhead wires shall not interfere with the said wires. Eskom shall have the right to trim and cut the said trees after giving prior notification to the registered owner and shall be entitled to enter upon the said property for the said purposes.
- 6.10.6.5 All poles, towers and standards to be erected by Eskom shall as far as possible be placed where the registered owner may desire provided that thereby the cost of the line shall not be increased, and Eskom shall have regard to the wishes of the registered owner in regard to the carrying out of the works so that as little damage as possible shall be caused.
- 6.10.6.6 Should an underground cable be laid by Eskom the said cable shall be laid at such depth beneath the surface of the ground as will not prevent the surface of the ground

being used for agricultural purposes, but expect for such purposes the registered owner shall not disturb the ground above or around such underground cable.

6.11 SOLAR PANELS

6.11.1 The installation of solar panels (Photovoltaic System/PV System), including the upgrading or changing thereof, shall be subject to the prior written approval by the Aesthetics Committee and comply with the following requirements:

6.11.1.1 Location and Installation

- 6.11.1.1.1 solar panels must be incorporated flush onto the adjoining structure and may not be placed on an elevated structure;
- 6.11.1.1.2 the roof design from inception must allow for immediate or future installation of solar panels;
- 6.11.1.1.3 solar panels on concrete roofs must be within a screened yard and not be visible from any direction;
- 6.11.1.1.4 solar panels installed on the front elevation of a residence or a roof that faces a street must be flush mounted on the roof (essentially parallel with and flat to the roof surface) and may not be tilted in any direction more than 2 degrees;
- 6.11.1.1.5 the bottom of solar panels must be mounted above the roofing material by no more than 150mm;
- 6.11.1.1.6 solar panels may not be placed on more than 50% of the total roof area of a residential dwelling (secondary roof areas, such as those covering porches, patios, first floor roof areas on two storey homes, and roof areas of outbuildings and other structures, are not included in the calculation of total roof area);

- 6.11.1.1.7 solar panels must be installed square to the roof line(s) where the solar panels are installed;
- 6.11.1.1.8 solar panels shall not extend above the ridgeline of the roof where the solar panel is attached; and
- 6.11.1.1.9 piping and electrical connections shall be located directly under and/or within the perimeter of the solar panel and must not be visible from the street.

6.11.1.2 Appearance / Maintenance

- 6.11.1.2.1 solar panels used should match the colour of the roof as closely as possible;
- 6.11.1.2.2 the colour of the solar panels and trim of the support structure must be black, grey or non-reflective metallic;
- 6.11.1.2.3 solar panels must have sufficient glare resistance as to not cause annoyance or be a disturbance to other homeowners;
- 6.11.1.2.4 solar panels must not produce reflected heat that can be felt or sensed by other homeowners;
- 6.11.1.2.5 all painted surfaces must be kept in good repair at all times;
- 6.11.1.2.6 if a solar panel is damaged, it is to be repaired or replaced within 90 days of the date of damage, failing which the solar panel must immediately thereafter be removed;
- 6.11.1.2.7 if a solar panel installation is taken out of service or no longer used, the homeowner shall notify the HOA and the installation shall be removed from the property in question; and

6.11.1.2.8 when a solar panel is removed, all mounting devices must be removed and the roof material repaired so as to cover/obscure all signs of the solar panel installation.

6.11.1.3 Association Review and Approval

6.11.1.3.1 The solar panel application to be submitted to the Aesthetics Committee shall be subject to the following review and approval provisions:

6.11.1.3.1.1 all PV System installations must be submitted to the Aesthetics Committee for advance review and approval as provided in the HOA's governing documents and shall comply with and conform to the HOA Rules, Regulations, Standards and Guidelines;

6.11.1.3.1.2 the application shall amongst others contain the following:

6.11.1.3.1.2.1 an illustration indicating the proposed position of the solar panels;

6.11.1.3.1.2.2 the quantity and individual size of the solar panels;

6.11.1.3.1.2.3 information on the appearance, mounting design, colour, manufacturer, specifications, of the solar panel including the installer's credentials with proof of the required license;

6.11.1.3.1.2.4 installation can only commence after the written approval from the Aesthetics Committee has been issued and all local building permits have been obtained;

6.11.1.3.1.2.5 the Aesthetics Committee may withhold approval even if the standards set forth herein are met or exceed, if it determines that the placement of the solar panels as

proposed substantially interferes with the aesthetics of the subject property and/or the surrounding environment.

6.11.1.4 Limited Exceptions

6.11.1.4.1 Limited exceptions to the requirements of 6.11.1.1, 6.11.1.2 and 6.11.1.3 may be considered if the requested location increases the estimated annual energy production of the solar panel installation (as determined by an accredited solar panel installer) by more than 10% above the energy production of the installation if located in the area designated by the Aesthetics Committee.

6.11.1.4.2 The following shall however be prohibited:

6.11.1.4.2.1 a solar panel installation which does not conform to the Guidelines;

6.11.1.4.2.2 the solar panel differs from the solar panel application approved by the Aesthetics Committee;

6.11.1.4.2.3 the solar panels were installed without prior approval by the Aesthetics Committee;

6.11.1.4.2.4 the installed solar panels void material warranties; or

6.11.1.4.2.5 a court rules that the solar panels are a threat to public health, safety or is in violation of any law or regulation,

(*All installations that are prohibited must immediately be brought into compliance, failing which same shall be removed within 90 days of becoming non-compliant).

6.12 GENERATORS

6.12.1 The use of any alternative electrical resources (i.e. generators) shall be subject to the following provisions:

- 6.12.1.1 either a portable generator or permanent standby generator may be considered, which shall be subject to the written approval by the Aesthetics Committee and the signed consent by all surrounding neighbours, prior to installation;
- 6.12.1.2 all installations and appliances shall be in accordance with the national standards of installation, City of Johannesburg Metropolitan Municipality regulations, by-laws read in conjunction with the Architectural and Landscaping Guidelines;
- 6.12.1.3 a permanent standby generator may only be installed by a qualified electrician, whereafter an Electrical Certificate of Compliance (ECOC) shall be submitted to the Association, issued in compliance with the provisions contained in the Occupational Health and Safety Act;
- 6.12.1.4 generators connected to the main electrical distribution board through an automatic changeover switch shall include a timer set to ensure that the operating times as set out in 6.12.1.11 are met;
- 6.12.1.5 automatic changeover switches must be disabled during periods where the residence is unoccupied;
- 6.12.1.6 exhaust fumes shall not cause any nuisance or health hazard to surrounding properties;
- 6.12.1.7 all generators shall be acoustically screened to prevent noise disturbance to neighbouring properties. The maximum noise level which will be permitted is 50dBA at 7/8 meters and remain compliant with the provisions contained in the Environment Conservation Act, 73 of 1989 (read in conjunction with the Municipal By-laws and Regulations), and the HOA reserves the right to adjust and/or alter the aforesaid level (as and when necessary);
- 6.12.1.8 the generator will be placed as close as possible to a member's residence whilst not being visible from the street. Particular attention should be paid to prevent any harmful fumes from entering neighbouring properties, habitable areas, rooms and the like;

- 6.12.1.9 homeowners are advised to consult their insurance company for guidance on coverage relating to the use and/or operation of the alternative resource appliance;
- 6.12.1.10 unless there is a power outage or other exceptional circumstance (with the prior written approval of the Association), generators may not be operated between the following times:
- 6.12.1.10.1 weekdays: 23h00 to 05h00;
- 6.12.1.10.2 weekends/public holidays: 23h00 to 06h00; and
- 6.12.1.11 only 1 (one) generator may be installed per residence.
- 6.12.2 The application to be submitted to the Aesthetics Committee shall include amongst others the following:
- 6.12.2.10 specifications of the generator;
- 6.12.2.11 decibel rating of the proposed generator;
- 6.12.2.12 a locality plan;
- 6.12.2.13 position and means of storage of fuel to be specified; and
- 6.12.2.14 position of regulation fire-fighting equipment;

7. ARCHITECTURAL CHARACTER AND DESIGN GUIDELINES

7.1 INTRODUCTION

The primary function of these guidelines are to ensure that the value of the Estate and the houses therein is preserved and enhanced, while still allowing individual Homeowners to express their personal needs and preferences within the overall aesthetic framework.

Typical Elements of the genre include:

- Vertically Proportioned windows; -
- Pitched roofs; -
- Extensive use of verandas; -
- Vertical slatted doors; -
- Shutters; -

- Red face brick; -
- Natural dry packed stone; and
- Ship lapped cladding.

A contemporary architectural interpretation of the guidelines is encouraged, with the emphases on simplicity, scale, proportion, and refined detail.

The design guidelines are primarily concerned with the external appearance and positioning of the Estate's buildings and structures. Homeowners are relatively unrestricted with regard to the interior layout and finishes of their homes.

The design guidelines will be strictly enforced. Any detail deviations or exceptions will have to be thoroughly motivated to the Aesthetics Committee and Developer who will consider any such deviation on its merits and reserve the right to reject the deviation without recourse.

It is the onus of the Homeowner and architect to ensure that they are in possession of the latest set of guidelines and to familiarise themselves fully with it. Furthermore, it is the responsibility of the Homeowner and architect to specifically identify any proposed non-compliance to the guidelines.

The Aesthetics Committee and the Developer accepts no liability through the approval of drawings and the approval relates purely to ensuring that the building s comply from an aesthetic point of view. If any aspect of the building is in contravention of the guidelines and has not been specifically brought to the attention of the Aesthetics committee and approved as a specific item in the approval letter then that item will still be viewed as being in contravention of the guidelines, notwithstanding the approval of the drawings. In this case the Aesthetics Committee reserves the right to instruct the Homeowner to rectify such contravention at the Homeowner's cost and without recourse.

7.2 SCALE AND PROPORTION

The architecture of the Estate should be harmonious and of human scale, avoiding unnecessarily large building forms. Large building forms must be broken up into smaller, well-defined components. The size, proportion and placement of buildings must take cognisance of site and environmental conditions.

The size of a house must be a minimum of 450m² and a maximum of approximately 1500m² in the equestrian Estate and a minimum of 450m² and a maximum of 1500m² in the residential Estate. This calculation includes the main dwelling, garage and outbuildings.

The maximum permissible height of any building on an erf is 2 storeys above NGL 12 meters when measured parallel from NGL. This must be indicated on elevations and cut and fill sections. Chimneys will be exempt from height restrictions.

Natural ground level is 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 Aesthetics committee will be entitled to rely on the details shown on the contour plan in their possession.

An additional loft storey will be allowed in the roof void if approved by the Aesthetics Committee and Local Authority and will be subject to a rezoning application. Loft areas will be seen as a storey and must be included in the Maximum Floor area calculation.

7.3 HOUSE FORMS

Building forms must be simple, rectangular or composite rectangular and frontages facing the street should be parallel to the street along the building line as far as possible. Cylindrical 'silo' forms are permitted providing that they are well proportioned, not dominant and integrate well with the other buildings and structures.

No decorative beams, structures or double volume columns will be allowed to protrude from the exterior of the house. Double volume porte-cocheres or entrance columns are specifically excluded.

The maximum permitted building width of a single storey gable, or equivalent, is 8.0 meters and of a double storey gable, or equivalent, is 7 meters. This may be relaxed at the discretion of the Aesthetics Committee.

Maximum permitted width under a lean-to roof with parapets must not be more than 2/3 the width of the adjacent gable. Outbuildings must be of the same form as the house if they are freestanding.

First Floor to Ground Floor Ratio

The first-floor area may not exceed 60% of the ground floor area.

PLEASE NOTE: Double volume areas, stairs and covered balconies should be included in the first-floor area for the purpose of this calculation.

All applications to increase the allowable coverage must be accompanied by a site development plan.

7.4 EXTERNAL WALLS

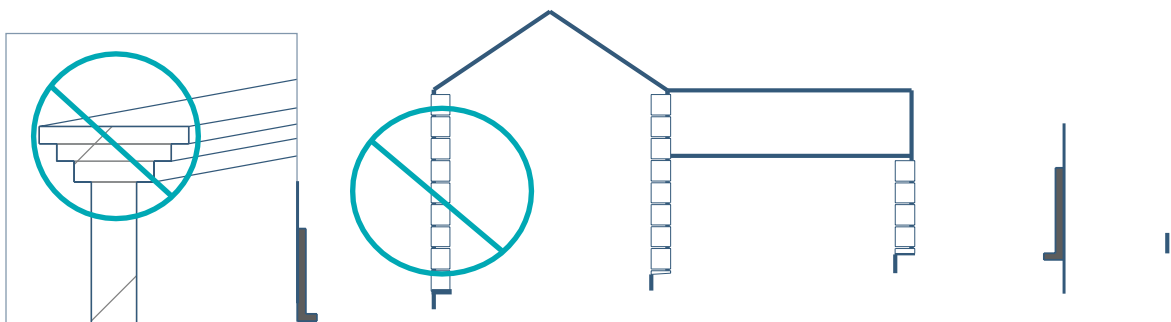
External walls must be finished using a combination of approved materials as per 7.4.1 below.

All specifications, including samples where required, must be submitted to the Aesthetics Committee.

No type or form of un-plastered brick will be permitted on external walls as the dominant feature of the house but may be used for decorative purposes at the discretion of the Aesthetics Committee. A maximum of 40% of face brick will be permitted 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 recommended.

Natural stone can be used to add warmth and depth to the design, especially in the form of founding or feature elements e.g. Chimneys, Columns, Bases and retaining walls. “Dry packed” or stacked stonework is preferred to riven walling as it is more in keeping with the rustic aesthetic. **NO** fake stone or concrete/fibreglass facings will be allowed.

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



AN EXAMPLE OF MULTI-LEVEL CORBELING AND COINING

The Developer reserves the right to specify the style, detail, and finish of the boundary wall in certain areas e.g. Main Boulevards. In the event that this becomes necessary, all details and specifications will be issued to the Homeowner's architect by the Aesthetics Committee and the building of these walls to the approved detail will be strictly enforced.

7.4.1 Recommended Wall Finishes

- Natural 'Dry Packed' Stone; -
- Smooth Plaster and paint; -
- Textured or scratched plaster, painted, or with tinted finish e.g. Marmoran; -
- Timber Plank or Everite fibre cement building planks – only Horizontal Shiplap style is permissible; -
- Corrugated metal if combined with the same corrugated metal roof – Maximum 50%; -
- Facebrick in red colour e.g. Corobrick Country Classic, Roan Satin or similar approved – sample to be provided (Max 40% of elevations); and
- Combination of plaster and planking finish – subject to approval.

7.4.2 Wall Colours:

All exterior paint colours must be chosen from the approved colour palette for walls, doors and windows. Any deviation from the approved colour palette will require specific approval from the Aesthetics Committee who will require a sample for approval. The colour palette will be included in the guideline annexures.

8. ROOFS

All major plan forms must be roofed. Roofs must be dominantly pitched in form and be between 30 to 50 degrees, in traditional styles – simple double pitched, pyramid, hipped and half-hipped. Roof pitches must be consistent. Peaks must be symmetrical. Flat or lean-to roofs with a pitch of less than 12 degrees are acceptable provided that they do not exceed a maximum of 30% of the total roofed area. An extra allowance will be made for open lean-to

verandas. The same material must be used on all pitched roofs, with the exception of slate and grey Chromodek sheeting, malthoid shingle tiles, or similar, which may be mixed.

Monopitch roof design will be considered by the architectural committee with a pitch no less than 12 deg. Sections which have a pitch of 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.

Lean-to roofs must abut the wall of a pitched roof and not exceed 6 meters or 2/3 of the gable width, whichever is the lesser. Roofs must coincide with plan elements.

8.1 APPROVED ROOF COVERINGS RESTRICTIONS

- Corrugated Metal Sheeting – Chromodek or similar (Kalahari Red or Dark Dolphin colours); -
- Slate tiles – Mazista or similar (Blue Grey or Matt Black colour); -
- Zinc Sheeting; -
- BroselyTile or similar flat clay tile.

Corrugated sheeting is, however, recommended as this material best fits the architectural style. The sheeting must be colour baked and may not be painted on site.

Concrete roof tiles will not be permitted in the Estate.

A sample or specifications, including the profile, must be submitted to the architect for approval prior to the commencement of the laying thereof. All houses are required to have visible roof eaves, both for aesthetic reasons, as well as in response to the climate as an aid to passive design requirements. Eaves may be of the open or closed type but overhangs are not to exceed 500mm.

Chimneys and roof structures must complement the main structure.

Any roof mounted air conditioning units e.g. Breeze Air must be hidden within the roof structure or housed in a roof lantern/ridge ventilator. If it is impossible to house the breeze air unit inside the roof structure, it may be considered by the aesthetics committee if the top of the unit does not protrude higher than the roof ridge.

If possible solar panels should not be visible from the street and must be integrated into the overall design aesthetic. The panels must be mounted flush on the roof and the geysers are to be housed in the roof void or cupboard and may not be external.

Seamless aluminium or Chromodek gutters and downpipes are recommended. These should be in an ogee pattern and must match the colour of the roof.

No variations to these restrictions on roof coverings will be permitted under any circumstances. The HOA/the Developer reserves the right to demand the removal of any roof covering that is in contravention of the guidelines, or impose fines of up to R10 000,00 per month if not removed. These fines form part of the levy and will be due and payable on the first day of the next month the fine is imposed.

9. WINDOWS

All window openings are to have a vertical form in keeping with the historical proportions of the Highveld farmhouse vernacular.

Window frames and panes are to be rectangular with a dominant vertical proportion of at least 1:1.2, but 1:1.6 is recommended.

Small windows can be square but may not exceed 900 x 900mm.

The proportion, style, and material of the windows selected should be consistent throughout all the buildings on the erf.

Reflective, coloured or heavily tinted glazing or film will not be allowed.

The use of glass blocks is also strictly prohibited.

9.1 WINDOW PLACEMENT

Windows on all elevations must be carefully placed, thought out and proportioned so that no elevation is left blank or with unbalanced openings.

Each elevation must have a minimum of 10% fenestration.

All windows and openings must be taken into account in the overall passive design of the house and excessively large glazed areas are to be avoided.

Windows should generally be:

- Taller on the ground floor and shorter on the first floor; -
- The same height at the same level throughout the same storey; -
- Of the same width in vertical succession and line up above one another; and
- Should not be placed closer than 690mm from an external corner of the building.

In the creation of large glazed areas, vertically rectangular windows should be joined together.

9.2 WINDOW TYPES AND MATERIALS

Window frames must be constructed from natural hardwood painted or treated, or powder coated aluminium to approved colours.

Steel windows are not permitted.

PVC windows are permitted with the approval of the Aesthetics Committee.

Window types should generally be:

- Side hung casement; -
- Vertical sash or mock sash; -
- Outwardly opening top or bottom hung windows; and
- Horizontal sliding with dominant vertical proportion.

Where bay windows are used these should not exceed an overall width of 2.4 meters and a depth of 0.9 meters. They must be in sections, with dominant vertical proportions. Oddly shaped or proportioned windows e.g. triangular are not allowed.

9.3 MAXIMUM WINDOW AND DOOR AREAS

Windows and doors should form individual openings in the dominant wall plane and may not exceed a maximum of 70% of the wall area of each elevation.

9.4 DORMERS AND SKYLIGHTS

Dormer windows will be subject to approval by the Aesthetics Committee. They should have dominant vertical proportions and should be no wider than the window width with its trim. Skylights are also subject to approval. They must be traditional in terms of style, size and proportions with flat glass recommended and must be set in the plane of the roof.

9.5 SHUTTERS

Shutters are encouraged, but must be traditional style and must be functional. They may be internal or external and should be constructed of natural, painted hardwood or powder coated aluminium.

For security purposes, roller shutters are permitted but these should be completely built into the wall and not exposed. An internal installation is preferred.

9.6 BURGLAR BARS

External burglar bars and expanding security grids are not permitted. Internal bars should be of a simple rectangular pattern, however, clear Perspex bars e.g. Multisafe or Yalwa Securebars are recommended.

10. EXTERNAL DOORS

All doors must be constructed from natural hardwood painted or treated, or powder coated aluminium to approved colours. Steel and PVC doors are not permitted. All doors are to have dominant vertical proportions. No ornate, carved doors, or doors constructed from driftwood, railway sleepers etc. are permitted. Glass door styles are to be consistent with the window styles used.

11. VERANDAS, PERGOLAS AND EXTERNAL STRUCTURES

Pergolas will be considered as coverage if more than 70% is solid. Only laminated pine or treated hardwood structures are permissible if timber is used. At least 15% of the floor area of the house must be utilised as a covered veranda. Pergolas, bomas, gazebos etc. may not be constructed or erected over any building line. Louvre decks, mobile or stretch canvas awnings are not allowed in the estate.

12. COLUMNS

Columns, piers and supports to verandas or external structures may be constructed from timber or steel sections. Round smooth tapered precast concrete columns may be used but only at ground floor level. Simple caps, bases and brackets will be allowed. No ornate, fluted, or reeded precast concrete columns will be permitted. Brick columns or piers are not to exceed 460 x 460mm.

13. BALCONIES

Balconies are to be placed and designed in such a way so as not to compromise the privacy of the adjoining homes. Neighbours consent will be sought for balconies deemed to have a compromising effect on neighbours. The placement and design of balconies are subject to Aesthetics Committee approval.

14. BALUSTRADES

All balustrades are to comply with the National Building Regulations. Balustrade colours are to comply with the prescribed colour samples. Balustrades are to be simple and unadorned. No overly ornate cast iron or wrought iron balustrades will be permitted. Precast concrete balustrades will also not be permitted.

15. CHIMNEYS

Chimney stacks may exceed the roof apex by a maximum of 1 meter. Simple clay or concrete chimney pots may be used. No ornate pots will be allowed.

16. CONSERVATORIES

A glass conservatory will be considered but will be subject to the following:

- It must be a clearly defined add-on component to the side of the building; -

- All walls and roof to be glass in a timber or powder coated aluminium frame; -
- In proportion to the building; -
- Not on the street boundary; and
- One per site.

Conservatories will be included in both the maximum coverage and the bulk calculation.

17. COURTYARDS

All homes are to have a yard. These walls are to be sympathetic with the house design and positioned to conceal wash lines, refuse, storage areas and kennels.

The courtyard must make provision for at least 4 wheelie bins to enable waste recycling.

18. CELLARS AND BASEMENTS

A non-habitable, below ground cellar will be considered by the Aesthetics Committee if it has no external entrance. It will, however, be considered as a storey by the Local Authority. Cellars may not exceed 50% of the ground floor.

19. GARAGES

Garages must be set back at least to the building line from the stand boundary abutting the street. While it is preferable that to face them into the stand a maximum of three [3] garages may face the roadway. Additional garages may, however, not face the roadway. However, if garages are set back more than 40m from the street, then an allowance may be considered by the Aesthetics Committee. These garages may have a single double door, or two single doors.

Garage doors may be of pre-painted sheet metal, Powder coated aluminium, or timber. Slatted timber doors are preferred in the architectural character of the Estate. Glass panelled garage doors are permitted, provided that the glazing may not be reflective (mirror type). Excessively decorated doors are not permitted.

Carports must not be of the prefabricated type and must form part of the architectural design of the residence.

20. BOATS, TRAILERS, CARAVANS AND HORSEBOXES

Boats, trailers, caravans and horseboxes must be concealed inside garages or screened from the street and neighbours. This is especially important with regards to corner stands and greenbelt stands.

21. WENDY HOUSES, TOOL SHEDS, LAPAS AND CHILDREN'S PLAY AREAS

Temporary or permanent structures including but not limited to tool sheds or lapas are not permitted save for site huts during construction and only if approved beforehand by the Aesthetics Committee. No banners, flags, or shade cloth structures may be erected on the stand.

Children's Wendy houses, tree houses or doll houses are permitted, however may not be constructed or erected over any building line, and they 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. These structures may not be habitable and must comply with the building line restrictions, ("Jungle gyms" free-standing trampolines etc. must be adequately screened from streets and greenbelts and should conform to the building line restrictions. "Jungle gyms" etc. must conform to the use of natural materials).

22. EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES

22.1 Gutters: must be painted to match the colour of the roof or window frames.

22.2 Facia boards: must be painted to match the roof colour or predominant house colour.

22.3 Sewer Ducts: Plumbing pipes must be bricked in and made flush against the external wall. Access panels, only at the junctions, must be approximately 300mm x 300mm in size and painted to match the house. No horizontally slatted fiber-cement duct covers will be permitted.

22.4 Air Conditioning units: Window mounted air-conditioning units are not permitted. Wall-mounted air-conditioning units are permitted provided they are mounted at ground level (top of unit lower than the boundary wall) and screened from view at street level and green belts.

22.5 Geysers: Geysers must be installed inside the roof void or in a cupboard. Wall-mounted geysers are permitted provided they are mounted at ground level and screened from view at street level and green belts (top of unit lower than the boundary wall).

- 22.6 Evaporative cooling plants:** must be suitably 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.
- 22.7 Pool pumps:** Pool pumps must be enclosed and screened so as not to be audible or visible from the ground level of adjacent properties or the street when viewed from ground level.
- 22.8 Gas cylinders:** it is recommended that homeowners make use of the piped gas that is available in the Estate, but if gas cylinders are used, they must be screened from the street and installed in accordance with SANS 10 087 Part I.
- 22.9 Aerials and dishes:** may not be visible from the street or the green belt.
- 22.10 External lights:** The positioning and intensity of all external lighting must be regulated in order not to impact on surrounding properties.
- 22.11 House number and lettering:** Signs relating to the address and/or the name of the house are permitted provided that the height of the lettering does not exceed 300mm. 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.
- 22.12 Balustrades:** All railings, balustrades and detailing must be simple and in keeping with the 'farmhouse' aesthetic and not elaborately decorative. Glass balustrades will be allowed. No pre-cast concrete balustrades will be permitted.
- 22.13 Fountains and statues:** No pre-cast concrete, fountains or statues will be permitted. No religious carvings, sculptures or statues may be visible from the street or green belts or the ground floor of neighbouring properties.
- 22.14 Rainwater tanks:** are encouraged, but if exposed, they must be constructed of -or suitably clad with steel to compliment the architecture of the building it serves 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.

22.16 Washing lines and refuse bin areas: must be enclosed inside a service yard to screen them from view from the street and the greenbelts. Washing lines may not be higher than a shared boundary wall.

22.17 The following structures are not permitted:

- **Tool sheds;**
- **Lapas;**
- **Banners and flags;**
- **Stretch canvas structures;**
- **Retrofitted awnings; and**
- **Mobile roll down or swing arm awnings.**

23. RETAINING STRUCTURES

No retaining wall higher than 1.2 meters is permitted. While it is recommended that retaining walls be built from natural stone, face brick or plastered brick walls are also permitted. No precast concrete retaining structures or walling systems are permitted. All retaining walls must be designed by a structural engineer and accompanied by a structural certificate of compliance.

24. CUT AND FILL AND EXCAVATIONS

As far as possible the natural ground level of each individual site is not to be disturbed or altered. All site works required for the development of the site are, as far as possible, to be confined to the footprint of the building or access to the property.

If, however, it is impossible to keep the natural slope of the landscape and a certain amount of land forming is required, all new land forms should be designed to look as naturally part of the existing topography as possible. Care must be taken to accommodate all storm water runoff.

At no point may the cut or fill exceed 1,2m from the natural ground line. No cut and fill will be allowed up to the boundary line. The NGL must be reinstated before the soil meets the boundary wall.

The manipulation of natural landforms is to be limited and the preservation of the natural landform by reinstating the stands is an essential principle to be strictly adhered to. The site and surrounding area shall be shaped to permit the ready drainage of surface water and to prevent ponding.

No excavation or filling of the stands may be undertaken without the permission and written approval of a detailed architectural and site development plan to the aesthetics committee. All proposed foundations or excavations for exterior buildings, patios, swimming pools and retaining walls must be certified by a structural engineer.

25. GREENBELT STANDS

Houses facing onto the greenbelt areas have a much higher visibility within the public realm and, as such, special design consideration is required for the elevations exposed to these public areas and should have a high level of quality and details consistent with the front elevation. Upgraded building materials such as stone are also encouraged.

26. CORNER STANDS

Corner stands, due to their nature, play a significant role in setting the image, character and quality of the street. Both street frontages must be addressed in a consistent manner and should incorporate ground level detailing such as porches, windows and verandas etc. which reinforce the pedestrian scale of the street. Extensive verandas are encouraged while articulated flanking elevations are required to avoid flat, blank, uninteresting facades. Upgraded building materials such as stone are also encouraged.

27. URBAN DESIGN PRINCIPLES AND CONTROLS

The urban design principles cover the interface of the private residence with the public realm and are intended to create an understated yet sophisticated ambiance throughout the Estate.

The elements contained in this section must be shown on the site development plan and the Homeowner must include perspective and detail design with their submission.

28. BOUNDARY WALLS, FENCES AND HEDGES

Boundary walls along or relating to street frontages and green belts are not mandatory but, should a street boundary wall be constructed, no more than 30% of the front wall may be solid. If the house is situated on a street corner, the second street boundary wall may not be more than 50% solid and 1,8m high.

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 1.5 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. Where this fence is a maximum of 1.2 meters in height, no brick or stone pillars are required.

28.1 MATERIALS

Only the following materials may be used in the construction of walls and fences:

- Natural Stone; -
- Post and Rail Fencing (Tanalith treated; unpainted unvarnished timber, with or without galvanised square weld mesh inserts); -
- Brick and smooth or bagged plaster painted as per approved colours (Refer to Annexure 1); -
- Palisade if custom designed and made from natural timber or steel with a galvanised finish or painted in charcoal grey from the approved colour chart (Refer to Annexure 1); -
- Clear view mesh with Brick or stone Pillars if higher than 1,4m; and
- Clear view mesh without pillars if lower than 1,2m.

The following are strictly prohibited:

- Precast walls; -
- Artificial/concrete rock; -
- Razor wire/barbed wire/security spikes; -
- Electric fences; and
- Prefabricated palisade fencing.

28.2 GREEN BELT BOUNDARY WALLS

It is recommended that no boundary wall be constructed towards the green belt. However, should a boundary wall be constructed on a green belt boundary, no more than 50% of the boundary wall may be solid. The boundary walls must follow the contours and be stepped evenly and may not exceed 1.8 meters in height above natural ground level.

Powder-coated or galvanized steel, clear view, meshed panels and PVC may be considered as an alternative to the timber options between brick or stone columns. No brick or stone columns are required for a clear view fence of 1,2m high or less on a green belt frontage.

The Homeowner will be responsible for finishing the outside of the boundary wall if the wall is on a green belt or public open space boundary.

28.3 SERVICE YARD WALLS

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

Service 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.

28.4 STREET BOUNDARIES

The street boundary of a property is the most important interface with the public domain.

They following guidelines apply to all street frontages:

- The boundary wall/fence must be shown on the site development plan and be presented to the Aesthetics committee for approval prior to construction.
- Maximum height:
 - Solid wall – 1500mm (not more than 30% of wall length on street boundary); -
 - Solid Low wall – 750mm; -
 - Stone pillar and wood railing combination – 1.5m; -
 - Post and rail fence – 1.5m; and
 - Hedge – 1.5m.

The above measurements are to be taken from natural ground level along the perimeter of the wall.

No palisade or similar “V” design fencing will be allowed. Powder-coated or galvanized steel, clear view, meshed panels and PVC may be considered as an alternative to the timber options between brick or stone columns.

No brick or stone columns are required for a clear view fence of 1,2m high or less on a street frontage.

- All Boundary walls must follow the contours and be stepped evenly.
- All brick walls are to receive concrete copings as approved.
- All dogs kept on an erf must be in an adequately contained area.

If a Homeowner wishes to exceed the aforementioned height restrictions of the wall, hedge, or fence then it must be set back onto the house building line and must form part of the design elevation of the house.

28.5 SIDE AND MIDBLOCK SHARED BOUNDARY WALLS

- Only a single wall / fence may be built on these boundaries. Homeowners are encouraged to co-operate in construction of the common wall between their properties. In the event of a dispute the Aesthetics Committee will be the sole adjudicator and both Homeowners will agree to abide by the committee's decision;
- Internal boundary walls are not mandatory, but if constructed, they must be constructed from masonry;
- Side/shared boundary walls can be constructed to a maximum of 2.1 meters measured from the top of the wall to the natural ground level;
- All brick walls are to receive concrete copings as approved;
- All boundary walls must be constructed in accordance with SABS 0400 and SANS 10400 and must be certified by an engineer;
- Other materials may be approved upon special application to the Architectural Committee; and
- Please refer to clause 24 [Cut and Fill and Excavations] and take note that no cut or fill is allowed against any shared boundary walls, as this causes structural and privacy problems.

28.6 STORMWATER BETWEEN NEIGHBOURING STANDS

Stormwater is to be evenly attenuated over a property to stormwater openings (weep holes), which should be provided in internal/shared boundary walls at no more than three-meter intervals. Lower lying stands are obliged to take stormwater of higher-lying stands.

No concentrated stormwater is to be disposed of directly in neighbouring stands and must comply with National Building Regulations. Ideally, stormwater should be disposed of in a stormwater drain, water feature, or soak pit within the property.

28.7 GATES

- Gates must be in wood or steel in a simple design and may not be higher than the adjoining wall.
- Vertical wooden slats in a natural or varnished finish are preferred.
- Excessive ornamentation or decorative finishes are prohibited.
- Driveway gates must be of simple design and match the garden gate.

28.8 STREET NUMBERS

All street and house numbers must be according to approved samples by the Aesthetic Committee.

The lettering should not exceed 300mm. It should be in natural unfinished material and should be mounted on the wall adjacent to the gate. No other signage may be displayed on the stand.

29. DRIVEWAYS

The design, position and materials used for driveway construction have a major impact on the public spaces.

Driveways are mandatory and areas should be constructed from Infraset village cobble (tan, red, sahara sand or charcoal) 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.

The following are guidelines for the construction of driveways:

29.1 POSITION

The position of driveways must be governed by the following:

- Approval of a second driveway may be considered at the discretion of the Aesthetics Committee; -
- The driveway position must be indicated on the site development plan for approval; -
- Road safety must be considered and should be the primary determinant of the driveway to a site; -
- The position of underground services, manholes and storm water inlets must be taken into account and physically checked on site to ensure that no clashes occur; -
- Whenever possible adjoining stands should have adjoining driveways to ensure the maximum road reserve for the planting of trees and shrubs; and
- All driveway entrances must conform to the standard details provided in the annexures and on the CD, especially in regard to the storm water channel crossings.

The Aesthetics Committee reserves the right to determine the position of all street accesses at its discretion.

29.2 DIMENSIONS

The driveways may be a maximum of 5 meters wide and must be perpendicular to the street boundary.

Garages facing onto the street must be set back 10 meters from the stand boundary. This rule is not subject to relaxation.

29.3 MATERIALS

Driveways (inside the stand boundary) may be constructed from the following materials:

- Brick Paving; -
- Concrete Paving; -
- Natural Stone; and
- Exposed aggregate Paving.

The road paving outside the site boundary must conform to the current standards within the Estate.

29.4 STORM WATER CHANNEL CROSSINGS

Driveways which cross storm water channels are subject to a standard bridge design. This design varies according to the channel width. Please see the attached annexures for these details.

A minimum of two 160mm diameter PVC sleeves are to be laid under driveways and paths constructed by Homeowners across sidewalks for the purposes of accommodating any future pipes and cables that may be laid in the sidewalks. These sleeves are to be laid 2 meters from the boundary line and at a depth of 800mm below the surface of the driveway.

29.5 SIDEWALKS

Sidewalks will be constructed on one side of certain roads by the Developer. The side walk will take precedence over the driveway in that that the sidewalk must remain a continuous surface and level across all driveways.

29.6 PANHANDLE ACCESS ROUTES

A number of erven have panhandle access where the following will apply:

Single Panhandle

Panhandle driveways may not be intrusive and are governed by the following rules:

- No gates onto street fronts;
- The gate must be set back at the end of the panhandle nearest the house; and
- No structures may be erected in the panhandle.

Double panhandle

These driveways are governed by the following rules:

- No gates onto street fronts;

- The gate must be set back at the end of the panhandle nearest the house;
- No wall or boundary structure may be built down the centre of the driveway;
- A single paved surface must be constructed down the middle of the two access routes to a maximum width of 6 meters;
- Appropriate planting should be undertaken to ensure harmonious integration with the streetscape; and
- The cost of constructing and maintaining the driveway will be apportioned equally between the Homeowners of the paired stands.

The Aesthetics Committee will be the final adjudicator in the event of dispute between Homeowners regarding the positioning, construction or financing of the common driveway.

30. **SIGNAGE**

All Signage (contractor's boards etc.) must be as per the approved format [Refer to Annexure 3: Builders Code of Conduct and Contractors Activities] and only one may 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 part of the common property on the Estate, or near the entrance to the Estate.

31. **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 are as follows:

STONE:	The use of natural stone can be used to give warmth and depth, especially in the form of founding or feature elements, for example; chimneys, columns, bases and retaining walls. Only natural stone may be used. No fake concrete facings or stone imitations will be allowed. An image sample and specification must accompany the plan submission.
BRICK:	The use of exposed brickwork provides an earthy feel and is very effective in detailing arches, lintels, and edges, as well as introducing a human scale to larger buildings. No unplastered stock brick facades will be allowed unless approved by the Homeowners

	Association and the Aesthetics Committee. No yellow or two-toned face bricks is allowed. Face bricks are limited to red colour ranges: Roan Satin or similar red colours.
PLASTER:	Plaster, whether smooth, brushed or bagged, tends to improve over time with a natural patina, as well as being extremely flexible in terms of creating moulded or sculpted details. It is also useful to create contrast with the specified brick and stone elements. The plaster must be painted in a limited selection of natural colours chosen from the earth tone exterior paint colour palette (Annexure 1). A sample colour swatch must accompany every submission. Please take note: When a house requires repainting, the colour may only be changed once a sample of the new earth tone colour has been approved by the Aesthetics Committee. This will then be kept on record with the Aesthetics Committee.
WOOD:	Wood 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 specified colour palette (Annexure 1) and as per the approved colour swatch submitted to the Aesthetics Committee. Artificial or composite timber may be used but is limited to a maximum of 20% of the total facade area. Composite timber may be used on horizontal surfaces such as decks.
STEEL:	Steel, especially when used in conjunction with glass, allows spaces to become light and spacious. It makes it possible to span large openings and create spaces that are open. Steel is a modern material that can be used to create dramatic effects. It may be galvanized or painted grey.
GLASS:	When well designed, 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. No reflective or mirror glass will be allowed. This applies to all fenestration and includes glass or PVC garage doors.
GREEN MATERIALS:	Please see the Sustainable Housing Guidelines (Annexure 2) for more information on incorporating green materials into your house design. It is strongly encouraged that double glazing or performance glass be used over and above the requirements as set out in SANS 10400-XA and SANS 204.

32. INTERIORS

Although not specifically included in the architectural guidelines, it is our intention that the interiors 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. It is envisioned that this flexibility and diversity of spaces and materials will create a new and lasting South African ideal.

The following electrical appliances are not permitted, and the gas equivalent must be specified:

NOT PERMITTED	PERMITTED
• Electrical underfloor heating	• Piped water underfloor heating with a gas-fired boiler and under slab insulation
• Electrical geysers	• Gas space heaters • Gas-fired instant water heaters • Solar water heater or heat pump
• Electrical hob	• Gas hob
• Electrical space heaters	• Gas space heaters

33. GARDEN LANDSCAPING AND PLANTING GUIDELINES

33.1 INTRODUCTION

The landscaping and planting of gardens is subject to certain guidelines. Landscaping is to be limited, as far as possible to indigenous species and will be done by the Homeowners Association on most of the common areas. While the private garden is not part of the public domain, it must be acknowledged that the diversity and structure of its flora has a major effect on its surroundings. An important aspect of the vision for this Estate

is to create a distinct and harmonious landscape in accordance with the architectural vernacular and to extend the framework of planting of the entrance and other sidewalks to the private garden.

We expect that the Landscaping of 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 will further enhance the concept of natural materials being used to build the Estate into something original and outstanding. Considering the natural beauty of the area some Homeowners may wish to retain a portion of their stand in its natural state, however the area between the street boundary and the Dwelling must be landscaped.

The sidewalk landscaping shall conform to the existing landscaping of the Estate. 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

A Landscape Planting Plan should be prepared and submitted to Blue Hills Equestrian Residential Estate's Office (BHRE) for approval. The process is as follows:

- The plan is to be referred to as the 'LANDSCAPE PLANTING PLAN' and runs parallel to the Architectural Plan Evaluation Process.
- The plan is to be submitted to the BLUE HILLS EQUESTRIAN ESTATE office via email in PDF format to wicus@bobandsequel.co.za (or such other e-mail address as the board or estate manager may determine) evaluation by the Landscaping review committee.
- There is a R2000 submission fee and R 1000 inspection fee payable. Should there be a need for additional / revisits a reduced fee will be applicable depending on the number of visits incurred. Proof of payment to be submitted with the respective application/request.
- The Landscape Planting Plan must have a clear annotated Plant List using Botanical names.
- The Landscape Planting Plan should include the verge/sidewalk/Common Area.
- The Committee will respond with comments within 14 working days.
- If no changes are required at this point, the Landscaping Planting Plan is stamped and signed. A letter of approval is issued.
- If there are comments/changes required, this is communicated to the homeowner in writing. The homeowner must then submit a new A1 drawing in PDF format to wicus@bobandsequel.co.za (or such other e-mail address as the board or estate manager may determine).
- Any special requests / matters of special attention will be referred to the board for consideration and may incur additional time for approval.

The Developer is entitled to determine that a Homeowner is required to landscape the sidewalk and islands adjacent to his erf and to irrigate these areas.

The Landscape Planting Plan must be submitted as a hard copy in A1 size of paper. The scale of this plan should not be smaller than 1:100. It is required that 2 (two) copies are submitted. The Landscape Planting Plan should include the verge / sidewalk and common areas with all plants clearly annotated by using the Botanical names.

The garden landscaping must be completed within 90 days of the issue of the Local authority's Occupation certificate. The Estate completion certificate will not be issued until all landscaping is complete.

An important aspect of the vision for the Estate is to create a distinct 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.

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

Not permitted on sidewalks: Kikuyu, Roses, Bougainvilleas, Jucca trees, Palm trees and other exotic species.

Properties with Kikuyu lawn that fronts a green belt will have to create a buffer between the green belt and their property by means of a one meter landscaped garden bed as shown in the detail below:



BUFFER BETWEEN THE GREEN BELT VEGETATION AND KIKUYU LAWN

33.2 LANDSCAPE STRATEGY

The landscape strategy is to create an environment within the Estate that will maximise indigenous bio-diversity of the area and be sustainable into the future.

The strategy is founded on the following principles and practices:

- Highveld indigenous planting material is the most ecologically sustainable flora for the soil and climatic conditions of the Estate and its environs; -
- The Estate is situated in a water deficient area and thus the conservative use of water is fundamentally important to sustainability; -
- The natural sense of place is unembellished with little or no ornamentation; and
- Each garden is a contributor to the conservancy area of the Estate in its bid to create an environment where maximum indigenous bio-diversity can exist (birds, insects, animals and plants).

33.3 MANDATORY GUIDELINES

33.3.1 *EXISTING TREES*

All existing indigenous trees on the Estate with a stem diameter of greater than 100mm measured 1 meter above ground are worthy of protection and thus may not be removed without formal consent from the Aesthetics Committee.

All trees with a stem diameter of greater than 100mm must be clearly shown on the stand's site development plan and any interference with such trees must be minimised. Any removal of trees must be fully motivated and approved by the Aesthetics Committee.

The approved removal of any tree with a stem diameter of greater than 100mm must be accompanied by a written commitment to plant two indigenous trees with a minimum size of 100 litres or to relocate the existing tree.

33.3.2 GARDEN ORNAMENTATION

Artificial ornamentation such as artificial rocks, garden gnomes, overly elaborate sculptures etc. are prohibited.

33.3.3 GARDEN LIGHTS

All exterior lights, whether attached to a building or free standing, must be diffuse and subdued and in addition the light source must be screened to avoid glare. The lights must be designed to prevent light pollution in such a way that direct light does not leave the property. Coloured lights are prohibited. These restrictions also apply to tennis court lighting.

33.3.4 PROHIBITED PLANT SPECIES

All declared invasive alien plants listed in the Conservation of Agricultural Resources Act of 1983 and subsequent amendments may not be cultivated and the HOA retains the right to remove such plants at the cost of the Homeowner.

33.3.5 VACANT STANDS

The Homeowner becomes responsible for his stand on transfer. The Homeowner will keep his stand neat and tidy and free of weeds and ensure that the grass is cut regularly.

33.4 SWIMMING POOLS AND SPAS

Formal pool shapes such as square, rectangular or round pools are recommended as these harmonise with the architecture.

Materials such as brick, natural stone, slate, timber decking, clay pavers or suitable concrete pavers or flagstones, may be used to surround pools and spas.

Pools and spas, filters and pumps are to be within the building lines. These building lines may, however, be relaxed through application to the Aesthetics Committee and any affected residents.

The top level of the paving or pool may not be raised more than 500mm above natural ground level.

Any fencing of the pool must be sympathetic to the architecture and designed accordingly.

Pumps and filters must be enclosed and screened so as to be not to be visible or audible and positioned so as not to negatively affect the neighbours.

All water emanating from swimming pools shall be discharged as required by the Local Authority and should not discharge water directly onto a street or stand.

33.5 RAINWATER TANKS

The installation of rainwater tanks is recommended. These tanks should be buried in the ground or, if exposed, must be suitably clad to complement the architecture of the building it serves.

33.6 STORM WATER MANAGEMENT

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 neighbouring stands and must comply with National Building Regulations. Ideally storm water should be disposed of in a storm water drain, water feature, or soak pit.

33.7 CHILDREN'S PLAY AREAS

Children's play areas, Jungle gyms, etc. must be adequately screened from streets and public areas. They may be constructed from natural materials or plastic/composite materials, however must be maintained in suitable condition at all times.

33.8 TENNIS COURTS

Tennis courts are only permitted on stands larger than 10 000m². The position of the tennis court is subject to building line restrictions. No bright colours may be used for the playing surface e.g. blue or red. Tennis

court lighting must be suitably screened to avoid glare and light pollution so as not to adversely affect the neighbouring properties.

33.9 **AGRICULTURAL ELEMENTS**

The use of natural stone structured agricultural elements and garden furniture is encouraged to create a sense of unity and place and to complement the rural ambiance.

33.10 **GOOD NEIGHBOURLINESS**

This is particularly important along midblock boundaries. When planting trees it is important to consider the effect, the full-grown tree will eventually have on neighbouring properties and to therefore ensure that appropriate species are selected.

33.11 **RECOMMENDED PLANT LIST AND TREE POLICY**

The landscaping and especially the trees, due to their size, go a long way in determining the overall aesthetic ambiance 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 such as increased bird and insect life, frost and drought resistance and general hardiness.

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 very hardy.

Indigenous Trees

<i>Common Name</i>	<i>Botanical Name</i>
<i>Apies doring</i>	Acacia Galpinii
<i>Buffalo thorn</i>	Ziziphus Mucronata
<i>Cabbage tree</i>	Cussonia Paniculata

<i>Cape Chestnut</i>	Calodendrum Capense
<i>Cape holly</i>	Ilex Mitis
<i>Cat thorn</i>	Acacia Caffra
<i>Common Coral Tree</i>	Erytheina Lysistemon
<i>Common Wild Current</i>	Rhus Pyroides
<i>Common Wild Pear</i>	Dombeyo Rotundifolia
<i>Fever Tree</i>	Acacia Xanthophloea
<i>Karee</i>	Rhus Lancea
<i>Karoo Sweet Thorn</i>	Acacia Karoo
<i>Monkey Thorn</i>	Acacia Alpine
<i>Mountain karee</i>	Rhus Pendulina
<i>Natal Mahogany</i>	Trichilia Emetica
<i>Paperbark Thorn</i>	Acacia Sieberiana
<i>Pompon tree</i>	Dias Cotonifolia
<i>Red leaf bushwillow</i>	Combretum Krausii
<i>River bushwillow</i>	Combretum Erthyrophyllum
<i>Salie</i>	Buddleia Saligna
<i>Sausage Tree</i>	Kigelia Africana
<i>Sweet thorn</i>	Acacia Karroo
<i>Tree fuschia</i>	Halleria Lucida
<i>Umbrella Thorn</i>	Acacia Tortilis
<i>Water Berry</i>	Syzygium Cordatum
<i>Weeping Boer Bean</i>	Scotia Brachypetala
<i>Weeping Wattle</i>	Peltophorum Africanum
<i>White Karee</i>	Rhus Pendulina

<i>White stinkwood</i>	Celtis Africana
<i>Wild Olive</i>	Olea Africana
<i>Wild peach</i>	Kiggelaria Africana
<i>Wild Pear</i>	Dombeya Rotundifolia
<i>Wild Silver Oak</i>	Brachylaena Discolor

Indigenous Shrubs & Perennials

<i>Common Name</i>	<i>Botanical Name</i>
<i>Agapanthus fern</i>	Agapanthus Densiflorus Sprengeri
<i>Agapanthus spp.</i>	Agapanthus
<i>Arum lilies</i>	Zantedeschia Aethiopica
<i>Blinkblaar</i>	Thamnus Prinoides
<i>Bloukappies</i>	Polygala Myrtifolia
<i>Blue marguerite</i>	Felicia Amelloides
<i>Bush lily</i>	Clivia Miniata
<i>Cape honeysuckle</i>	Tecomaria Species
<i>Cape leadwort</i>	Plumbago Species
<i>Crane flower</i>	Strelitzia Regina and Nicolae
<i>Falling stars</i>	Crocosmia Aurea
<i>Forest bells</i>	Makaya Bella
<i>Geraniums</i>	Pelargonium Species
<i>Hair bells</i>	Dierama Pendulum

<i>Red hot poker</i>	Kniphofia Species
<i>Resin bush</i>	Euryops Pectinatus
<i>Twin spurs</i>	Diascia Barberae
<i>Watsonia lilies</i>	Watsonia Hybrids

Indigenous Groundcovers

<i>Common Name</i>	<i>Botanical Name</i>
<i>Apenia</i>	Apenia Cordifolia
<i>Asparagus fern</i>	Protoasparagus Densiflorus Sprengeri
<i>Bergbetou</i>	Osteospermum Jucundum
<i>Bulbine</i>	Bulbine Frutescence
<i>Carpet geranium</i>	Geranium Incanum
<i>Crassula</i>	Crassula Exactum
<i>Dwarf agapanthus</i>	Agapanthus Africanus "nana-blue"
<i>Gazania</i>	Gazania Uniflora
<i>Grysgousblom</i>	Arctotis Hybrids
<i>Num-num</i>	Carissa Macrocarpa "green carpet"
<i>Othonna</i>	Othonna Capensis
<i>Sour flower</i>	Oxalis
<i>Wild garlic</i>	Depressa Vareites

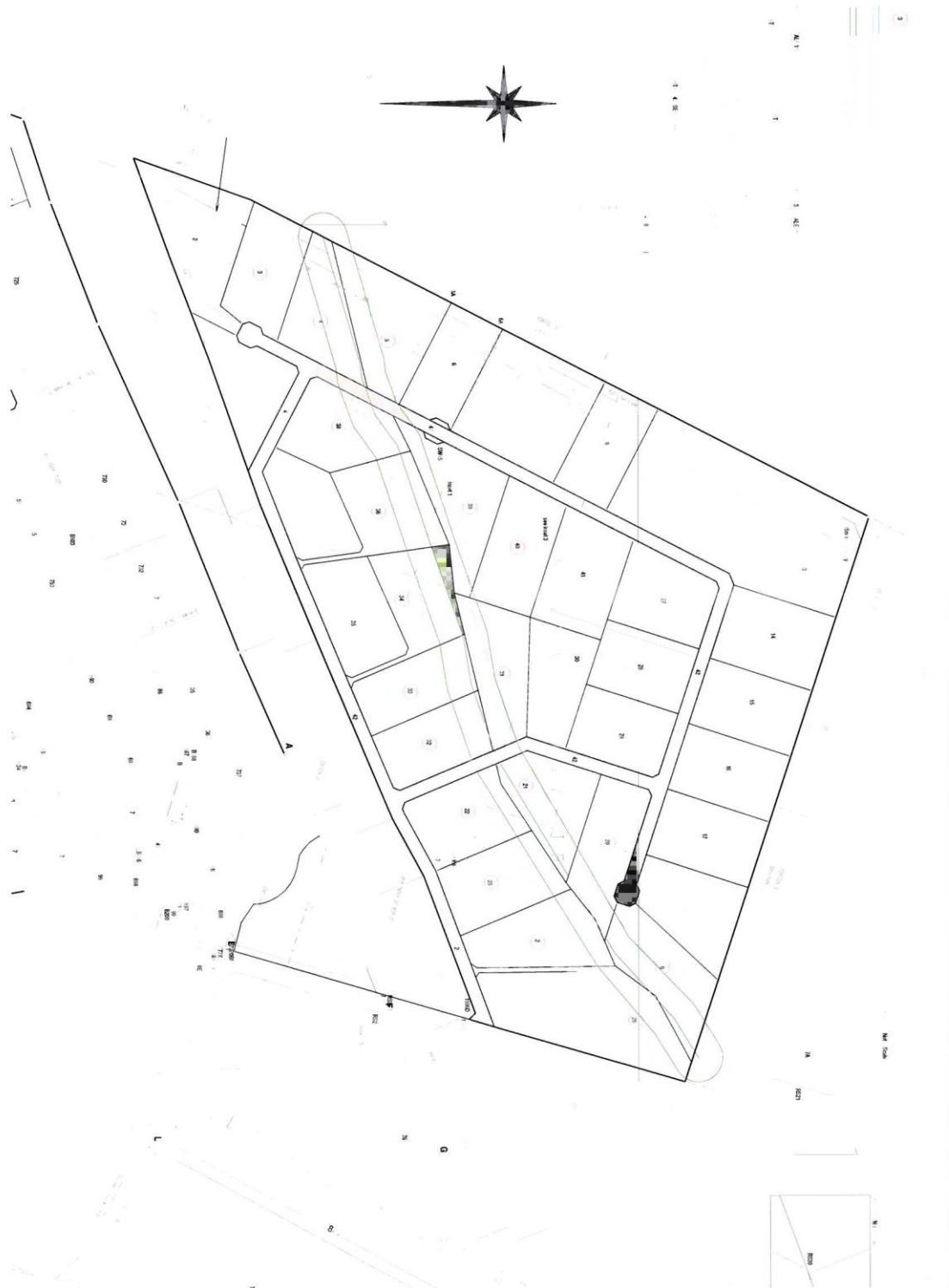
34. GENERAL

These rules are to be read in conjunction with the Agreement of Sale between the Homeowner and the Developer and the constitution of the HOA, including any amendments to it. Even if a Homeowner may have complied with these set out rules, the Developer will have the absolute discretion to reject any plans which do not, in its sole discretion embody the spirit of what is intended for the built environment in the Estate. 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 that will automatically be applicable to any other Homeowner(s). Homeowners must be members of the HOA.

During the development period, the Developer shall be entitled in its absolute discretion to amend these rules from time to time. Should (at any time) any disputes arise relating to the application or implementation of these rules, the Aesthetics Committee and / or the Developer's decision shall be final and binding on the parties concerned.

ANNEXURE 1

ANNEXURE E : WETLAND DIAGRAM



ANNEXURE 2

APPROVED COLOUR PALETTE GUIDELINES

APPROVED COLOURS:



PAPYRUS 22



STATUED 23



SOMBRERO 24



HUDSON 26



WINTER
SAVANNA 27



CHAPS 28



SAFARI TAN 29



TRADE WINDS 30



WILTED LEAF 31



CREAM OF
MUSHROOM 32



GOLDEN POP 33



ESCARPMENT 34



CARAMEL HAIR 35



STUFFING 36



SERIOUS 37



STERLING 39



LIGHT GREY
ALUMINIUM 44



GEVENA MORN 51



CRETE SHORE 52



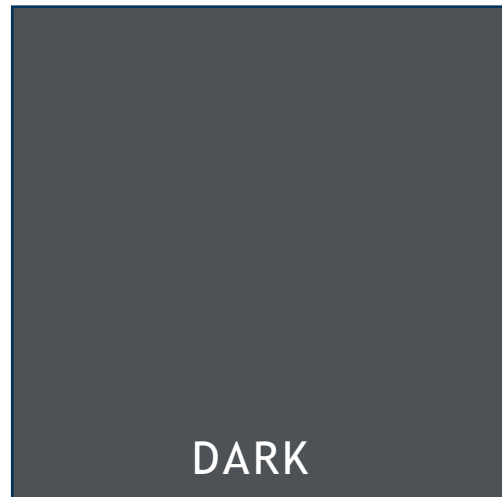
RIVER CLAY 69

COLOURS NOT ALLOWED:

The following colours may not be used as primary colours:



White or bright colours that are perceived as white may not be used as a primary colour. However it may be used as an accent colour on elevations (not more than approximately 20% per elevation).



Dark colours may not be used as a primary colour. However it may be used as an accent colour on elevations (not more than approximately 20% per elevation). Perfect black may not be used whatsoever.

ANNEXURE 3

SUSTAINABLE HOUSING GUIDELINES

“When we build, let us thin 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.”

– Unknown –

Sustainable Housing Guidelines

The generally accepted definition of sustainable development is 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987, Brundtland Report). In practice this means living in harmony with the natural environment, considering the social, environmental and economic aspects of our decisions, and reducing our footprint through a less energy, water and material intensive lifestyle. Social sustainability is also important and working towards a healthy and safe community is often interconnected with economic and environmental endeavours.

Purchasers in Blue Hills Equestrian Estate have a major role in making their houses and environment more sustainable. Awareness of environmentally sustainable design principles and expressing these preferences to their architect, designers and builders can create great change in the industry.

Enviro Fuel in conjunction with Century Property Developments have partnered with Sasol Homegas as the supplier of LPG gas to Blue Hills Equestrian Estate, which will be supplied and stored in underground bulk gas tanks strategically placed within the Estate. Century Property Developments undertook to install gas pipes in the ground to distribute the gas from these tanks to every property within the Estate. The gas will be sold to Homeowners through a metering system.

The main ways that Homeowners can make a difference is through:

- Recycling of refuse;
- Saving energy through the use of solar geysers and energy saving lighting;
- Utilization of the piped gas network for all heating, hot water and cooking requirements instead of using electrical underfloor heating, electric geysers and electric hobs which are specifically excluded;
- Using passive design or 'green' architecture;
- Storm water capture; and
- Responsible landscaping

In line with the city's planned “green” initiatives, Century Property Developments will be striving for the implementation of long-term energy management. Sustainable energy interventions, such as solar power, efficient public transport networks and smarter building regulations, could reduce South Africa's carbon dioxide emissions by up to 864 million tons over the next 20 years. Cities are going to have to use a long-term energy management plan as a foundation for economic development. Evidence suggests that efforts by all South African cities to diversify energy usage and energy sources are in their infancy. Reports have indicated that if cities do not play such an active role in managing both energy supply and use, then their own economies are unlikely to

succeed. We truly believe that it is our moral obligation to start thinking not only smarter but “greener” by introducing some key initiatives and thus ensure a minimal impact on the environment and long-term cost saving.

1. Recycling



Recycling is one of the best ways in which to have a positive impact upon the world in which we live in. Recycling is highly beneficial for the natural environment and human beings. The amount of the rubbish we create and dump into the environment is rapidly increasing every day and is having a detrimental effect on the environment, resulting in global warming and increasing the rate at which global temperatures are rising.

Recycling is incredibly important as waste has a negative impact upon the ecosystem. Harmful chemicals and greenhouse gasses are released from rubbish in landfill sites. Recycling helps to reduce the pollution caused by waste.



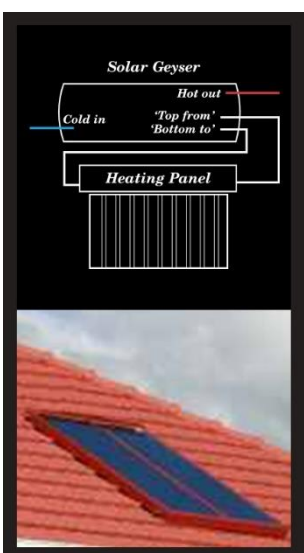
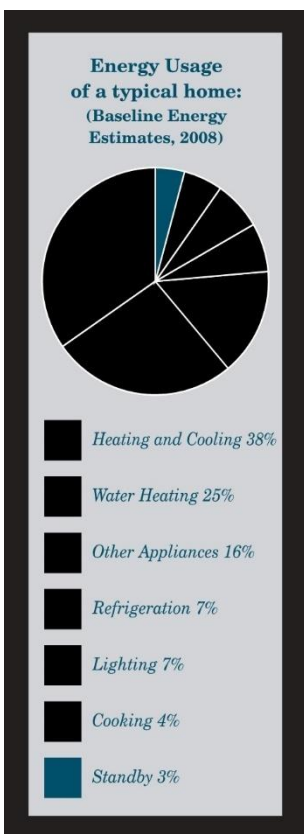
Although local authorities are primarily responsible for waste collection and disposal, it is increasingly becoming more important that the public accepts co-responsibility. Extensive debates on the topic of 'sustainable development' continue to be held and it is acknowledged that the emphasis needs to be placed on preventing pollution and minimizing waste at the source, as it is significantly more costly to clean afterwards.

Blue Hills Equestrian Estate will implement a comprehensive recycling initiative and there- fore become one of the first “Green” housing developments in Southern Africa.

The successful implementation of a recycling solution will significantly help in the reduction of waste products like:

- Paper (office, newspaper, magazines, packaging)
- Metals (beverage cans)
- Glass (bottles, broken window-panes)
- Plastics (bags, bottles, containers)
- Cardboard
- Computer components and printer cartridges

2. Saving Energy



The demand for energy in South Africa is growing more and more every year but the supply is not keeping up. We have all experienced the inconvenience of load shedding and although the program has been suspended, we believe this will only be temporary. Unless we, the South African public make a conscious effort to ease the burden on our National Grid we will be left in the dark.

For a country that receives as much sunlight as we do, we have been rather careless in our approach to the design of our buildings, we must pay more attention to the planet's vulnerability. The easiest and cheapest area to start is with our lighting. Homeowners should invest in energy saving internal and external lighting both to save on costs and reduce energy consumption. With this in mind it will be a requirement that only energy saving lamps are used in the Estates.

SA must be pro-active in following the global trend towards phasing out the use of incandescent (GLS) lamps; Compact fluorescent lamps (CFLs) and LED's are the preferred energy efficient option for lighting applications; further energy savings can be achieved by using natural light through sky lights to effectively light a building during daylight hours.

Incandescent light bulbs were developed almost 125 years ago and have undergone no major modifications. They are incredibly inefficient, converting only about five percent of the energy they receive into light, the rest is lost to heat.

Tips for efficiency in houses:

- Reducing demand by putting in efficient lights and using day lighting to reduce cooling loads
- Solar geysers or instantaneous gas geysers (Mandatory)
- Photovoltaic panels and inverters to produce power to be stored in batteries
- Fit an efficient convection gas or wood fireplace in place of radiant units
- Use gas for cooking and heating
- Effective passive design
- Well-sealed doors and windows with double glazing
- Sun shades and large eave overhangs.
- Intelligent load demand metering (May become mandatory on the Estate)
- Use renewable forms of energy wherever possible
- Conventional electric underfloor heating and electric geysers are banned
- These energy saving initiatives will reduce the over-all demand for maximum power and lighten the load from Eskom significantly.

3. Green Architecture and Passive Design

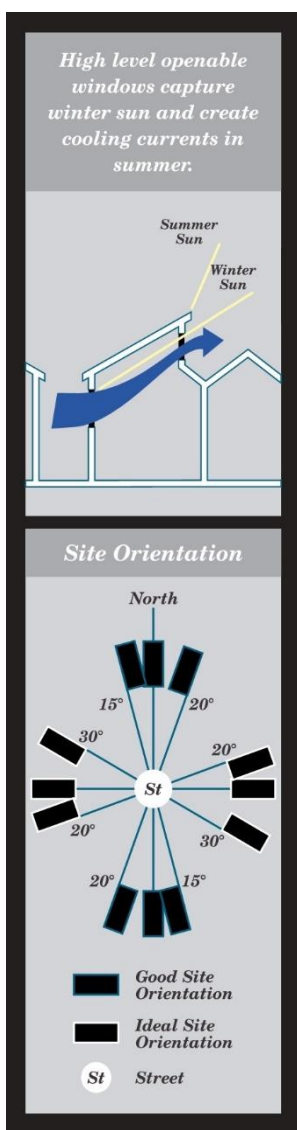


Green architecture is not a style, trend or a vernacular. Neither is it at all new. It is a climatically, geographically and culturally appropriate method of designing architecture and constructing buildings. It combines the best of both old and new technology. Green Architecture treads lightly on this planet and respects and cares for the Earth in a sustainable manner.

The key benefits are:

- Reduced operating and life cycle costs for buildings and their landscapes.
- Improved health and productivity for building inhabitants.
- Higher property values
- Low environmental impact
- Sustainable development
- Lower carbon footprint
- Social responsibility

Passive design is design that does not require mechanical heating or cooling. Homes that are passively designed take advantage of natural climate to maintain thermal comfort.



Houses should be designed for the climate making use of:

- Solar design with insulated thermal mass
- Maximised cross ventilation
- Evaporative cooling or ceiling fans if required
- Optimal positioning for solar access and exposure to cooling breezes
- All east and west glass should be shaded in summer
- Reflective insulation should be installed to keep out heat in summer
- Bulk insulation should be used in ceilings and in walls and floors
- Outdoor areas should be screened and shaded but allow winter sun in
- Garden ponds and water features should be utilised to provide evaporative cooling for the house.

Orientation:

Proper orientation reduces the need for auxiliary heating and cooling, and results in lower energy bills and reduced greenhouse gas emissions. Orientation for passive heating is about using the sun as a source of free home heating. Put simply, it involves allowing winter sun in and keeping unwanted summer sun out. This can all be done by using shading devices to exclude high angle summer sun and admit low angle winter sun in. Good orientation for passive cooling excludes unwanted sun and hot winds and ensures access to cooling breezes. A certain degree of passive cooling is necessary for the highveld climate.

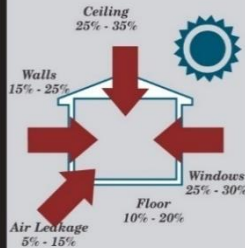
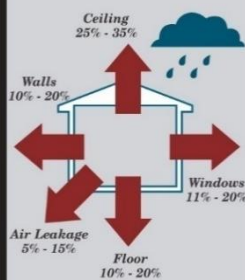
Shading:

Shading of the building and outdoor spaces reduces summer temperatures, improves comfort and saves energy. Direct sun can generate the same amount of heat as a single bar radiator. Shading can block 90 percent of this heat. With ideal north orientation, sunlight can be excluded in summer and admitted in winter using simple horizontal devices such as eaves as well as the planting of deciduous trees. East and west facing openings require a different approach, as low morning and afternoon sun from these directions can be more difficult to

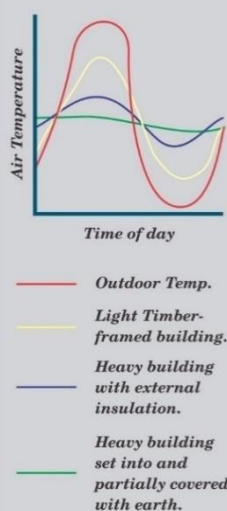
Typical sources of warm air leakage:

- Vented sky lights.
- Gaps between walls or ceilings and cornices.
- Construction joints between wall materials.
- Gaps where pipes penetrate walls.
- Gaps between floor boards.
- Gaps between walls or floors and skirting boards.
- Gaps between and around windows.
- Air vents and exhaust fans.
- Gaps around fixed air-conditioners and heaters.
- Gaps around door frames.
- Gaps up chimneys.
- Vented downlights.

Typical heat gains and losses in a temperate climate:



Thermal mass is the ability of a material to absorb heat energy.



shade. Keep the area of glazing on east and west elevations to a minimum where possible. Shading devices can include eaves, pergolas and louvres as well as trees or planted screens with deciduous vines.

Passive Solar Heating:

Passive solar heating is the most cost-effective way of heating your home resulting in substantial long-term savings for the Homeowner. Solar radiation is trapped by the greenhouse action of correctly orientated windows exposed to full sun. Trapped heat is absorbed and stored by materials with high thermal mass, usually masonry inside the house. It is re-released at night when it is needed to offset heat losses to lower outdoor temperatures. For the best passive heating performance, daytime living areas should face north. Ideal orientation is true north and can be extended to between 15 degrees west and 20 degrees east of north. Fixed shading devices can maximize solar access to north facing glass throughout the year, without requiring much effort from the user. Proper orientation is essential for effective passive shading. Fixed shading devices above openings excludes high angle summer sun but allows low angle winter sun. Adjustable shading can be used to regulate solar access on other elevations. Correctly designed eaves are the simplest and cost-effective shading method for northern elevations.

In general, living areas should be grouped along the north façade and bedrooms along the south or east façade. Living areas and the kitchen are usually the most important locations for passive heating as they are used in the day and in the evening. Bedrooms require less heating as it is easy to get warm and stay warm in bed. Children's bedrooms can be classified as living areas if considerable hours are spent there.

Passive Cooling:

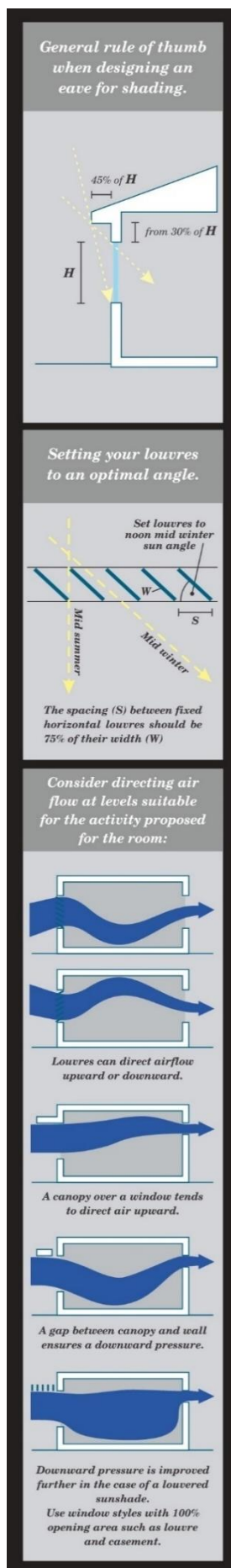
Passive cooling is the least expensive means of cooling a home, as well as producing the lowest environmental impact. Passive cooling maximizes the efficiency of the building envelope by minimizing heat gain from the external environment and facilitating heat loss through air movement, cooling breezes, evaporation and earth coupling.

This can be facilitated through:

- Orientation for exposure to cooling breezes
- Increase natural ventilation by reducing barriers to air paths through the building
- Fans that provide ventilation and air movement in the absence of breezes
- Appropriate windows and glazing to minimize unwanted heat gains and maximize ventilation
- Effective shading
- Living and sleeping areas zoned appropriately for climate
- Evaporate cooling units

Insulation:

Insulation acts as a barrier to heat flow and is essential to keeping your home warm in winter and cool in summer. A well-insulated and designed home will provide year-round comfort, cutting cooling and heating bills by up to half and, in



turn reducing greenhouse gas emissions. The appropriate degree of insulation will depend on climate, building construction type and if auxiliary heating and cooling is to be used. Energy efficiency can also be improved by weather sealing. Weather proofing or draught sealing is the most effective method of achieving energy savings whilst maintaining healthy indoor air quality. Up to 25% of heat loss from a home is due to draughts while up to 38% of our total greenhouse gas emissions are due to heating and air conditioning. Insulation of roofs is mandatory, and insulation cast into the floor slab and installed in the wall cavities is strongly recommended along with the insulation of hot water pipes and tanks.

Thermal Mass:

Thermal mass is the ability of any material to absorb heat energy. A lot of heat energy is required to change the temperature of high-density materials like concrete, bricks and tiles. They are therefore said to have high thermal mass. Light-weight materials like timber have low thermal mass. Appropriate use of thermal mass in your home can make a big difference to comfort, as well as cooling and heating bills. Correct use of thermal mass modulates internal temperatures by averaging day/night extremes while on the other hand, incorrect use can exacerbate the worst extremes of the climate, radiating heat all night during a summer heatwave or absorbing all the heat you produce on a winter night. Thermal mass should always be used in conjunction with good passive design.

Glazing:

Glazing has a major impact on the energy efficiency of the building envelope. Poorly designed windows, skylights and glazed surfaces can make your home too hot or too cold. If designed correctly, they will help maintain year-round comfort, reducing or all together eliminating the need for artificial heating and cooling. Windows in a typical insulated home can account for more heat gain or loss than any other element in the building fabric. In summer, heat gain through an unshaded window can be up to 100 times greater than through the same area of insulated wall. Locate and size windows and shading to let sunshine in when the temperature is cold and exclude it when it is hot. Locate window and door openings to enhance natural cooling by cross ventilation. Provide seals to openings to minimize unwanted draughts. Solar heat gains through glass can be reduced by using spectrally selective glazing which filters solar radiation, allowing maximum light visible light transmission while reflecting unwanted UV and solar near-infrared wavelengths. Reflective glass also allows for this but must be cleaned regularly and causes a glare which may annoy neighbours. For this reason, its use is expressly forbidden within the Estate. Double glazing or insulating glazing is also effective but are cost prohibitive for most developments.

Skylights:

Skylights can make a major contribution to energy efficiency and comfort within the home. Daylight provides cool light, meaning that a given amount of light is accompanied by less heat gain than most types of artificial light. Skylights provide one of the best and easiest ways to admit daylight and distribute it evenly, displacing most artificial light, improving light quality and reducing heat generation and saving on energy costs

4. Water Conservation



The protection, conservation, efficiency and re-use of water is a vital part of our Estate as South Africa is a country that is water poor and there is much that can be done to reduce consumption. This could be done by fitting items such as: Dual flush toilets (which are mandatory), flow reducing or aerating taps, flow reducing or aerating showers, a smaller shaped bath, low volume and low consumption appliances such as dishwashers and washing machines. Rainwater, or grey water from baths and basins, can also be captured and stored for irrigation purposes. Low water-use vegetation or 'Xeriscaping' can greatly reduce the need for supplementary garden watering.

5. Biodiversity Impacts on Site



Replanting cleared sites is no substitute for leaving native vegetation intact. Once any land is cleared it is almost impossible to recover the full range of indigenous species, remove introduced species and restore ecological processes. Given the natural beauty and biodiversity of the Estate it is recommended that Homeowners attempt to minimize biodiversity impacts.

This can be done by:

- Limiting clearing outside the building footprint. Vehicle tracks, contractors carpark, and rubbish dumps should be concentrated in one contained area.
- Any significant indigenous or habitat trees should be designed around and retained.
- Rehabilitating disturbed areas with saved topsoil and salvaged plants from cleared areas.
- Using indigenous species in the garden.
- Maintain links between adjacent bush and your garden if possible.
- Avoid introducing environmental weeds into your garden
- Avoid unnecessary disturbance to vegetation and soil.



6. Environmentally Conscious Landscaping



Being an environmentally conscious development, the Estate will have an indigenous tree planting policy. The proposed indigenous landscaping policy will reinforce the uniquely South African nature of this Estate. Sustainable landscapes are concerned with the planning and design of outdoor space. It is important to consider the landscape as an integral part of your home's sustainable design.

The topography of a garden should ideally reflect the original slope to minimize the impact on drainage patterns. Storm water retention ponds can be constructed along drainage lines to collect rain water that can be used in many ways, from irrigating common area's, to creating diverse habitats for flora and fauna. Exotic species should be removed from the drainage lines on an erf if applicable and replaced with indigenous plants, marsh and reed species. Hard landscaping should be kept to a minimum. At no stage during the construction or operational phase should the flow of water into any of the retention ponds be cut off.

The landscaping in the development area should be of a continuous style and theme. One has to bear in mind that landscaping is more than just aesthetic. The environment must inform the design and layout of the site. The landscape design must be an integral part of the planning and not an aesthetic after thought. All landscaping must emphasize and enhance the urban design and can be used for screening, or as a wind- break or to frame select views.

Plants used for landscaping must be indigenous and the use of endemic plants must be promoted. The site is an intermediate between the pure grasslands of the highveld and the more wooded vegetation of the Bushveld, false thornveld and thornveld. This should be kept in mind during the plant selection process. Invasive plant species must be removed and all disturbed areas must be rehabilitated. The use of drought resistant plants must also be promoted. Low water-use vegetation or 'Xeriscaping' can also greatly reduce the need for supplementary garden watering thus preserving our natural resource.

In the last 10 years the theme in urban and corporate landscaping has shifted significantly towards the use of plants indigenous to South Africa. Previously, designs had remained very stereotyped and were often characterized by mass planting and the use of limited so called "fool proof" species. This was due to the fact that most landscapers did not know a wide variety of indigenous plants or how to use these plants in a more integrated and wild life friendly manner. It is recommended that Homeowners use a landscaper who has extensive knowledge in this field.

A list of recommended plants and trees has been incorporated into the architectural and landscaping guidelines for your information.

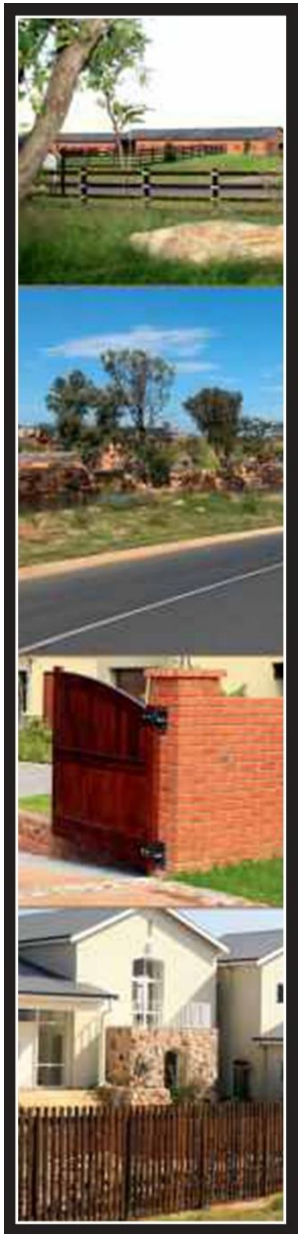
7. Sustainable Communities



When you choose a home you are also choosing a street and most of all a community. A street is more than a collection of buildings and trees. Well-designed and cared for streets encourage connected, inclusive, supportive, and safe communities. A good street consists of houses that have their own character but fit together in a complementary, respectful way. Characteristic attributes like building height, street setbacks, form and materials as set out in the architectural guidelines will assist with this.

A good street improves quality of life in numerous ways by:

- Promoting community interaction.
- Providing a safe environment
- Enhancing the character and comfort of the neighbourhood
- Enhancing the character and comfort of the neighbourhood
- Encouraging people to walk to the shops and around the neighbourhood
- Increasing property demand and resale value.
- Houses facing towards streets, parks and open spaces improve visual access and security but must be balanced with good site orientation for passive heating and cooling.
- Garages should be situated away from the house frontage to minimize their visual impact. This also allows more landscaping at the street frontage and establishes a direct visual connection between the house and the street for security.
- The width of driveways should be limited and shared driveways should be considered. This allows for more of the street frontage to be landscaped and provides a better environment for pedestrians.
- Trees should be planted to enhance the quality of the street. Good tree cover increases property values and provides improved shade, habitat, windbreaks, air quality and appearance.
- High walls and hedges on the street should be avoided as they isolate the home from the neighbourhood. They create a perception of isolation and impede observation of the street.
- Respect your neighbour's privacy, sunlight and views. Utilise appropriate building setbacks and building height to retain your neighbour's view while maximizing your own.



8. Energy Use



Electricity is the most widely available energy source and is the only source able to run the full range of household appliances. However, it is the most greenhouse intensive. It is also becoming more expensive. Natural or liquefied petroleum gas (LPG) is less expensive to use than electricity and provides fewer greenhouse gas emissions. It can be used for water heating, room heating, and cooking. Solar water heaters and passive solar building techniques reduce the need to use non-renewable resources. Other fuels such as wood and coal should only be used in small quantities such as for heating as they create air quality problems in urban areas. Renewable energy is the cleanest form of energy and systems using solar and wind are becoming increasingly accessible to Homeowners. Renewable power systems use renewable energy sources to produce electricity with very low greenhouse gas emissions. Renewable energy sources such as the sun, wind, and water are continuously replenished from natural sources. Renewable energy systems operate at low cost but can be expensive to install. However, the KWh price is unaffected by future energy price rises.

Efficient energy use is the best way to reduce energy bills and environmental impacts while maintaining or improving comfort levels. While some solutions cost nothing at all, most investments in energy efficiency will pay for themselves through lower energy bills.

Heating and cooling your home:

Use high efficiency gas, electric heat pumps, gas or solar heated under floor heating or wood heaters for room heating rather than electric convection and radiant heaters. Using the passive design principles contained in this handbook will also help to minimize the need for heating and cooling. Use ceiling fans if possible instead of air conditioning. If cooling is required then use evaporative systems or high efficiency air conditioning units with occupancy sensing. These units should be appropriately sized for their environments and be maintained regularly. Use thermostatic controls for hot water and temperature regulation systems and set on the most efficient level.

Cooking Efficiently:

In general choose gas hobs rather than electric. They are often cheaper to use, have more responsive controls and produce 50% less greenhouse gas emissions than an equivalent electric unit. A gas oven will also produce less greenhouse gas than an equivalent quality electric model. However some very efficient electric hobs and ovens are available from several manufacturers.

Appliances:

Electrical appliances account for about 30% of household energy use. When buying white goods such as refrigerators, freezers, tumble dryers, and dishwashers look for the Energy Rating label. This gives a star rating and annual energy consumption for the appliance. The more stars, the more efficient the appliance. An efficient appliance usually costs a little more to buy, but will soon pay for itself in reduced energy bills.



Other Items:

There are many small items throughout the home that consume a lot of energy. These include pool filter pumps, heated towel rails, computers, televisions, and gaming consoles. Ensure they are not left on unnecessarily.

Lighting:

Use fluorescent or compact fluorescent lamps as they are substantially more energy efficient and long lasting, they are also available in the warm white colour spectrum similar to natural sunlight and, with newer production technology, are not subject to the flickering once associated with fluorescent lighting products.

- Avoid using low voltage down lights for general lighting as they are not energy efficient. Compact fluorescents for down lights are becoming available.
- Use occupancy sensors for certain lighting applications
- Turn off lights when not in use and use separate switches for each light fitting. Use timers or sensors on outdoor lights which can also be solar powered.
- Use the minimum wattage lamp to provide sufficient light.
- Use task lighting to supplement general lighting if needed.
- Use well designed windows and skylights to provide natural light while keeping winter warmth in and summer heat out.

Reducing standby energy consumption:

Standby energy is drawn when some electrical equipment is not actually being used, such as when the TV is turned off with the remote control rather than the switch on the unit or at the wall. It is sometimes used to power digital displays or maintain memory settings, but often it is just wasted energy. Be aware of the standby energy use of electrical equipment such as televisions, DVD players, clocks, computers, faxes, microwaves, security systems, battery chargers and power packs. Some appliances, such as video/DVD players and microwave ovens with digital displays, can use much more energy over a year in standby than in actual operation. Standby energy use can account for 10% or more of household electricity use.

Home office and entertainment equipment:

- Large screen TV's use more energy than those with a smaller screen.
- If buying a computer consider buying a laptop, they require less materials to make and less energy to run.
- An LCD screen for desktop computers will use less energy and take up less space than a traditional CRT monitor.
- Switch off computers and printers if you won't be using them for half an hour or more.
- Look for printers and faxes that can use recycled paper. Use recycled ink and toner cartridges. Re-use blank sides of used paper.

Home Automation:



Home automation is the automated or remote control of appliances and equipment in the home. Automated controls can be used to turn equipment on or off or adjust the operating settings at predetermined times, on site or remotely, or can be set to adjust the operation of equipment in response to changes in the home environment, e.g. temperature. Homes using these techniques, which may also involve the integration of broadband communications, are sometimes called smart homes or smart houses.

Home automation systems can, however, only improve the energy efficiency of your home if they are designed for this purpose. A well designed automation system can improve passive solar heating and passive cooling through the control of blinds, windows, vents and fans. It can also control heaters and air conditioners so they are only used when and where they are needed to achieve a desired temperature.

A hot water system can be automated to switch off when not required, such as when the Homeowner is on holiday. Solar systems can be controlled so they do not require heat boosting during summer months.

Lights can be automated so that they operate only when needed and switch off when rooms are vacant. This can be done through motion sensors and timers or through more elaborate centralized systems. Motion sensors can be used to switch on external lights when needed or lights when entering the home, rather than leaving lights on.

Motion sensors, light sensors, and timing controls could be used to switch off lights when they are no longer needed. Priority should be given to rooms like bathrooms, pantries and toilets that often have light left on unnecessarily.

Automation can be used to operate appliances, lighting and equipment only when needed. Remote control and timer control of appliances from coffee makers to home theatres to spas, can lead to energy savings if the appliances usually use standby power, even though they are not operating, e.g. stereos, TV's, DVD's and home office equipment. It is also useful when the need for the equipment to operate varies, such as for pool pumps, where daily operating hours can be matched to the season.

Home automation systems work by managing the electric power of the device being automatically controlled. The degree of intelligence and how it is distributed between the elements of the home automation system varies with the design and with the manufacturer.

Control can be implemented by isolated sensors, timers, and processors embedded in the switches and relays. Alternatively centralized control can be obtained through networked sensors linked to a controller or computer, which then operates the power systems of equipment throughout the house.

The operation of more sophisticated devices such as central heaters, air conditioners, or home theatres can also be brought under the control of the automation system, but with more intelligent controlled devices, care is needed to ensure that the controllers instructions do not create conflicts.



Automated equipment can therefore include any appliance or machinery in the home, the operation of which is controlled through its electricity supply.

Automation and electricity demand:

Homeowners may be required, as part of Eskoms' and the Developers' new energy policy, to have a smart meter/load management system installed in their homes in order for the electricity supplier to be able to meter electricity demand and usage and switch off certain items like geysers during high demand times. This system replaces the ripple relay system that was previously used. Design the electrical installation to ensure that all the non-essential loads are grouped on the same circuits. This will facilitate future remote shedding of these non-essential circuits by the distributor using a load management system/smart meter technology.

By installing the system, Homeowners will see the following benefits:

- A reduced carbon footprint for the Estate.
- Reduced energy bills.

Instantaneous Gas Geysers & Solar Geysers:

Instantaneous Gas Geysers as well as Solar Geysers are mandatory in Blue Hills Equestrian Estate, as the use of conventional electrical geysers will not be allowed to be installed. This is in line with current Eskom requirements and our green homes initiative. Homeowners are not however limited to one product although the Developers will endeavour to source certain recommended units at a reduced price for the Homeowners. Instantaneous Gas Geysers (also known as Tankless Water Heaters) units are designed to be highly efficient and only heat water when it's needed, a revolutionary advantage over inefficient tank-style water heaters/geysers. Tankless water heater technology will supply endless amounts of hot water to your lifestyle demands with up to 40% energy savings with a tankless water heater/geyser. These units can be used as a secondary heat source for solar geysers, eliminating the need entirely of costly electricity as a back-up heating source. From an aesthetic point of view split solar geyser units are preferred. This means that the solar panel that heats water is separate from the geyser. This allows the Homeowner to place the low-profile panels unobtrusively on the roof while placing the bulky geyser within the roof void. If planned correctly the water or glycol will circulate through convection and no pump will be necessary. A pump is however recommended in the unlikely event that there is total cloud cover for an extended period of time. For aesthetic reasons it is also a requirement that any visible solar panels and frames as well as geysers are powder coated in a charcoal colour or to match the roof. This is to avoid glare and minimize the aesthetic impact.

Underfloor Heating:

Gas or solar heated underfloor heating is mandatory in Blue Hills Equestrian Estate, as the use of conventional electrical underfloor heating will not be allowed to be installed. The use of gas and Solar heated underfloor heating has several benefits. In addition to saving on electricity bills and reduction in electrical demands, the Homeowner also has a permanent hot water supply to heat the home which is not reliant on Eskom. Underfloor heating is achieved through the circulation of hot water through piping installed in the floor. This can be controlled

through the use of valves and pumps to heat individual rooms or the entire house and can even be linked to a home automation system which will monitor the temperature, activate the pumps and open and close valves to maintain the desired environment in the home. Obviously the electrical cost savings are substantial as the only power required is for the pump and the control of the gas.

9. General

These building, landscaping, I.T and sustainable housing guidelines are to be read in conjunction with the Agreement of Sale between the Homeowner and the Developer and the constitution of the Home Homeowners Association including any amendments thereto.

Even if a Homeowner may have complied with these set out guidelines, the development company will have the absolute discretion to reject any plans which do not, in its sole discretion embody the spirit of what is intended for the built environment in the Estate.

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 will automatically be applicable to any other Homeowner(s).

Homeowners must be members of the Home Homeowners Association.

During the development period, the Developer shall be entitled in its absolute discretion to amend these guidelines from time to time.

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

These guidelines may not be amended by the Home Homeowners Association in future without the development company's written consent.

ANNEXURE 4

BUILDERS CODE OF CONDUCT AND CONTRACTORS' ACTIVITIES

In order to ensure that the construction of buildings is completed to a high standard and for better management control in the Estate, it is advised that the building contractor must provide proof of the following to the Homeowner:

- Appropriate house construction experience;
- Registration in terms of the National Home Builders Registration Council (NHBR);
- Registration in terms of the Master Builders Association (MBA); and
- Letters of recommendation from previous clients.

The building contractor must sign a co-operation agreement with the Developer, undertaking to ensure that the construction of his or her buildings within the Estate will be completed to the highest standards.

In order to ensure that the construction of buildings within the Estate is executed in a controlled manner and to ensure that the life-style of existing Homeowners and residents is not unreasonably disrupted, the Developer will issue a Builders Code of Conduct.

The Code of Conduct must be signed by all contractors and will be strictly enforced by the Developer or HOA, with penalties for non-compliance. In this regard the Developer and/or the HOA is not in a position to warrant that any penalties imposed will have the desired result. Furthermore, the Developer and/or the HOA does not undertake to necessarily impose a penalty in terms of each and every breach of the code, but will use its discretion in this regard, which it undertakes to exercise responsibly. It should be clearly understood that the Developer is not in a position to warrant compliance with the under mentioned aspects of the code of conduct but that the Developer will, at all times, use its best endeavours to ensure compliance.

Builders Code Of Conduct and Contractors Activities

Contractor activity is only allowed during the following public time hours:

Monday to Friday: 07h00 to 18h00

Saturday: 07h00 to 13h00

Note: No contractor activity is permitted on Sundays and public holidays or during the December builder's break as these days are viewed as private time.

No night watchmen are permitted on any site.

All workers must remain on their construction site and may not traverse the Estate on foot. The Estate security must be notified in advance of any building material deliveries.

All contractors, sub-contractors and their workers must enter the Estate through the designated entrances in vehicles, no contractors or sub-contractors are permitted to access the Estate on foot and must strictly adhere to the security rules and regulations in force at the time. These rules are subject to change without prior notice being given.

All workers must be in possession of a valid identity document or work permit. The HOA reserves the right to deny access to anyone not in possession of the above documents. This rule will be strictly enforced and no exceptions will be made. The appointed security company personnel on routine patrols have standing instructions to evict any defaulters.

The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and remove the rubbish weekly and not burn it on site.

The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. The contractor or sub-contractor may be denied access to the Estate should the site not be kept clean to the satisfaction of the HOA who accepts no liability for losses sustained as a result thereof.

Where materials are off-loaded by a supplier encroaching onto the pavement or roadway these materials must be moved onto the site by the contractor. No material must be allowed to remain on the roadway or pavement, it is therefore the contractor's and member's responsibility to clean the roadway and

pavement of all such materials. The same applies to all sand or rubble washed or moved onto the road during building operations.

Deliveries from suppliers must be scheduled in public times only.

It is incumbent on the contractor to provide toilet facilities for the workers.

Only one building board may be erected per site and is to comply with the HOA's requirements, the size and details are obtainable from the HOA. Boards may not be erected on the pavement areas. No sub-contractor boards are allowed and all boards must be removed after completion of construction.

The member and the contractor shall be responsible for damage to kerbs and/or plants on the pavements and/or damage to private or park property. The property must be screened as per clause 5.6 (Building Process) of the Architectural Guidelines.

Should the HOA have any concern with the conduct of the contractor and/or sub-contractor, the HOA may act as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified which will be done without notice and without recourse from the member and/or contractor and/or sub-contractor.

The above document is fully understood and the contractor and member/resident undertakes to comply with the above points, in addition to any further controls which may be instituted by the HOA from time to time and to ensure compliance by any sub-contractors employed by the contractor.

The necessary forms and documentation must be obtained from the Estate and completed prior to commencement of construction.

BUILDERS BOARD AS PER THE HOMEOWNER'S ASSOCIATION

Only one board per property is permitted. Boards are manufactured in two sections enabling the top section to be removed separately allowing usage outside the Estate and minimising wastage to the builders. Builders' information may coincide with their colour preferences and advertising themes.

All boards are to be uniform in size, inclusive of the Estate logo. No variations of colour or size will be accepted and should be consistent with the example below. The templates can be obtained from the sales office along with a list of preferred suppliers.

	1500mm
Stand No: No. Stand Size: Sizem² Erf No: No. Street Name	
Client:	
Logo (if applicable)	Clients Name Contact Person t) Telephone Number, f) Fax number
Project Architect:	
Company Logo	Company Name Contact Person t) Telephone Number, f) Fax number
Project Engineer:	
Company Logo	Company Name Contact Person t) Telephone Number, f) Fax number
Contractor:	
Company Logo	Company Name Contact Person t) Telephone Number, f) Fax number
 Head Office / Sales 011 309 8700, Muz: 082 806 1735	
Any person entering the development/property shall do so entirely at their own risk and neither the developer nor the Home Owners Association or their employees, representatives or agents shall be liable for any damage or injuries of whatever nature whether direct, indirect or consequential arising from any negligent act, omission or any other cause, which may be suffered by any person on the property or by using its amenities. Open ponds are constructed within the development and minors must at all times be accompanied by a responsible adult who will be accountable for their well being in the development.	

THUS SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20____

WITNESS

HOMEOWNER

THUS SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20____

WITNESS

CONTRACTOR



BLUE HILLS

Stand No: No.

Stand Size: Size m²

Erf No: No.

Street Name

Client:

Logo (if applicable)

Clients Name

Contact Person

t) Telephone Number, f) Fax number

Project Architect:

Company Logo

Company Name

Contact Person

t) Telephone Number, f) Fax number

Project Engineer:

Company Logo

Company Name

Contact Person

t) Telephone Number, f) Fax number

Contractor:

Company Logo

Company Name

Contact Person

t) Telephone Number, f) Fax number



Head Office / Sales

011 300 8700, Musi: 082 806 1735

Any person entering the development/property shall do so entirely at their own risk and neither the developer nor the Home Owners Association or their employees, representatives or agents shall be liable for any damage or injuries of whatever nature whether direct, indirect or consequential arising from any negligent act, omission or any other cause, which may be suffered by any person on the property or by using its amenities. Open ponds are constructed within the development and minors must at all times be accompanied by a responsible adult who will be accountable for their well being in the development.

BUILDING PLAN APPLICATION FORM

Date of Submission	
Submitted by	

NOTE:

- Plans to be submitted via we transfer between Tuesday – Monday, 08h00 – 14h00 via We Transfer in PDF format, sized to A1 sheets.
- Phase 1 submission: Plans in A1 PDF format (Max. 3 Sheets).
- Phase 2 submission: Plans in A1 PDF format (Max. 5 Sheets).
- Plan fees are **R7,250.00**. Should the concept plan not be approved by the **second** (2) submission, an additional **R1,870.00** submission fee will be payable with the **third** (3) concept.
- A once-off payment of **R1,870.00** will apply to all additions or amendment applications, including as-builts drawings.
- Plans approvals are valid for two (2) calendar years from date of stamp.
- No Plans will be accepted without proof of payment of the prescribed fee.
- Payment only by bank deposit or electronic fund transfer (EFT).
- Bank details are as follow:

Bank	FNB
Name of Account	Studios Aesthetics
Account No	62676600185
Branch	Centurion Mall
Branch Code	250-655
Ref	Stand No and Estate Name

Stand No		Ext	
Street No		Street Name	
Homeowner Name		Homeowner Surname	
Homeowner Contact No		Homeowner E-Mail	
Architect Name		Architect Contact No	
Architect SACAP No		Architect E-Mail	

The onus to determine cadastral information, specific restrictions and positions of services (Sewer, water, electricity, data (WAN), lamppost, fire hydrant) for a stand, rest with the Homeowner and his / her Architect.

I undertake to visit the building site prior to and during construction. **My client is informed that I should be consulted when any changes to the approved building plans are considered during construction.** I furthermore acknowledge that my submission complies with all provisions of my design undertaking and specifically that this design is entirely my own.

Disclaimer**The approval of the building plans by the Aesthetics Committee shall however be subject to the following:**

1. The Homeowner shall be obliged to familiarize himself with the materials and finishes permitted in the Estate. Should any deviation be required to the standard approved material, then such deviation must be specifically applied for and may only be implemented if specific approval by the Aesthetics Committee has been granted;
2. The Homeowner shall be obliged to comply with the architectural guidelines and conduct rules applicable to the Estate. Any deviation from the said guidelines regarding materials will have to be disclosed and form part of a separate application to be submitted for approval;
3. The approval granted by the Aesthetic Committee shall in no way constitute an amendment to or variation of the said architectural guidelines and conduct rules as contemplated in 2 above;
4. Notwithstanding any approval thus granted, any contravention of the said architectural guidelines and conduct rules will not be permitted and will have to be remedied (which may include the removal thereof) on demand at the cost of the Homeowner without any right of recourse against the Aesthetics Committee;
5. All amendments and/or deviations to the approved building plans shall invalidate the approval of the Aesthetic Committee

and will subsequently be subject to same being resubmitted for approval and such submission shall be regarded as a new submission and be subject to a resubmission fee. The Homeowner shall be prohibited from commencing with construction prior to the approval of the said amended building plans; and

6. A note on approved drawings referring to materials, other than the standard materials approved in the guidelines, will not constitute approval of the said variations unless specifically referred to in the approval letter.

	SIGNATURE	DATE
HOMEOWNER		
ARCHITECT		

GUIDELINES CHECKLIST FOR BUILDING APPROVAL

Note: This checklist serves as a guide as to the information that the aesthetics committee requires and will assist the applicant and the aesthetics committee in the speedy approval of plans. Please ensure that all information listed below is provided with phase 1 and 2 submissions. **Do not submit Form B as part of Concept or Working Drawings submissions.**

Date		HOA Evaluator	
Stand No		Estate	
Homeowner		SACAP Number	
Architect Name		Architect E-Mail	

1. The Site Development Plan

☐ = Yes x = No

P1 - Concept Design

P2 - Working Drawings

C1 WD Notes

- North Point
- Contours
- Stepping house with contours. (provide cut and fill diagrammatic section perpendicular to site slope.) FFL max 500 mm above NGL.
- Datum heights on floor plan.
- First floor 70% of Ground floor (Including d/v and stairs)
- Coverage Max 50%
- One dwelling per stand area
- Large roofs to be fragmented

Building lines

Please take note, the City of Johannesburg building lines will always apply. The Estate building lines is a relaxation of the COJ building lines and an intensive building line relaxation process will still have to be conducted for council approval. (Although this is not required for Aesthetic Approval phase.)

- Street ___m to garage
 ___m to house
- Side aggregate of 10m, min. of 6m
- Midblock 6m single storey
 10m double storey

- Street ___m to garage
 ___m to house
- Side aggregate of 10m, min. of 6m
- Midblock 6m single storey
 10m double storey

- Building within building lines
- Direction of storm water flow shown
- Bomas, pergolas, gazebos (in Estate building lines)

2. Landscaping

- Landscaping Note on SDP

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(All landscaping to be done in accordance with the indigenous landscaping policy as described in Estate Guidelines.)

- Driveway paving description as per guidelines
- Add sleeve note: provide 2 x 150mm sleeve under driveway, 2m from street boundary line towards street, 800 mm deep

3. Boundary walls

- Street boundary wall detail 30 % solid, 1,4m max
- Side boundary wall detail 2.1m max
- Green Belt Boundary Wall Detail

4. Building form (Elevations to scale and Perspectives)

- Basic rectangular forms
 - Articulation of building mass
 - Max height restriction 10.5m and max **2 storeys**
- Levels (clearly show FFL, NGL and distance between them on elevation. (FFL max. 500mm above NGL))
- Window form and placement (predominantly vertical)
 - Columns as per design guidelines
 - Chimney to compliment structure (as per part V of NBR)
 - Balustrades (Not overly decorative)

5. Privacy toward Neighbouring Properties

(Balconies, only North allowed without neighbours consent)

- Neighbour's consent on balconies on west
- Neighbour's consent on balconies on south
- Neighbour's consent on balconies on east
- Noise issues have been considered

6. Colours and finishes

- Sample colour swatches as per Earth tone palette
- Colour key on elevations (Paint a, Paint b, etc)
- Natural stone cladding sample image and specifications
- Face brick spec (40% max per elevation, red brick only)

7. Construction and materials

- Roofs (provide roof plan)
 - Roofing type and colour (no concrete roof tiles)
 - 17,5° - 45° pitch
 - Flat roofs max. 30 % (provide calculation)
 - Add stone pebble note on flat concrete roofs

- Fenestration, doors and shutters

- Window frames
- Door frames
- Garage doors
- Glazing type (Non reflective)

8. Services

- Ducts internal with max. 300 x 300 access panels on facade
- Position of solar water heaters/ heat pump /gas heater
- Add geyser tank note: (Geyser tank to be in roof void or cupboard)
- Position of air conditioning units

- Position of pool pump
- Position of Estate Gas connection box on boundary wall
- House number and lettering not less than 100mm and not larger than 300mm. (Add note)
- Washing lines not visible from street or greenbelts

9. Passive design

- **Northern exposure (Living areas and bedrooms)**
- Natural light

Please take the following into consideration

10. Materials use

- ☐ Materials used have low environmental impact and/or embodied energy
- ☐ Recycled materials or materials with recycled content have been considered
- ☐ Local materials and suppliers have been included
- ☐ Building materials and appliances are durable and low maintenance
- ☐ Materials are designed efficiently to minimize waste and are designed for recycling, re-use and for disassembly
- ☐ Materials have been included that moderates indoor temperatures – thermal mass and improve indoor air quality
- ☐ Light and dark coloured materials have been included to reflect and absorb heat as appropriate

11. Energy use

- ☐ Draughts and air leaks have been adequately sealed
- ☐ Heating and cooling systems are energy efficient and appropriately sized
- ☐ The amount of lighting has been minimized and is energy efficient
- ☐ Appliances (White goods, TV's, DVD's, computers, etc.) are energy efficient
- ☐ Solar hot water, Gas water heaters or heat pumps have been included
- ☐ The hot water system has been sized appropriately for the number of occupations and is a split system
- ☐ Renewable energy sources (such as PV) have been included

12. Water use

- ☐ Taps, hot water system and other appliances are water efficient
- ☐ Hot water pipes are insulated and lengths of pipes kept to a minimum
- ☐ Outdoor areas with water retaining finishes and vegetation are being appropriately considered to ensure no detrimental impacts from construction i.e. Compacted grass areas
- ☐ Grey water recycling systems have been considered
- ☐ Low water use toilets have been considered

NOTES

	SIGNATURE C1	SIGNATURE C2
EVALUATOR		
PLAN APPROVAL	☐ Yes ☐ No	☐ Yes ☐ No
	☐ App Conditionally, Yes	☐ App Conditionally, Yes
	Date:	Date:
	Demerit Points:	Demerit Points:

	SIGNATURE WD1	SIGNATURE WD2
EVALUATOR		
PLAN APPROVAL	☐ Yes ☐ No	☐ Yes ☐ No
	☐ App Conditionally, Yes	☐ App Conditionally, Yes
	Date:	Date:
	Demerit Points:	Demerit Points:

REGISTERED PROFESSIONAL – DESIGN AND CERTIFICATION UNDERTAKING

By signing this document, I undertake that this agreement is valid and binding on all the relevant developments of Century Property Developments.

YEAR _____

I _____, of

Do hereby commit to the increasing of the property values of Blue Hills Equestrian Estate by promoting good architecture and undertake to remain in good standing with the, Blue Hills Equestrian Estate Home Homeowners Associations, as well as the Aesthetics Committee/s.

I furthermore agree to:

- My continuous growth and innovation in the use of appropriate new designs, detail and finishes. I will not submit “cloned” and / or repetitive house designs or houses that lack architectural details;
- As an accredited Architect designing new houses within the Estate, I will take sole responsibility for the design of my projects;
- Undertake not to allow anyone to design or submit under my title block; nor to hand in designs under someone else’s title block. If it is suspected that designs are submitted under someone else’s title block, both parties’ accreditation will be revoked;
- Undertake to take full ownership of my designs and creativity. Although guided by my clients’ requirements, I undertake not to jeopardize my professional judgement or the Aesthetical Rules of the Estate by the clients’ demands;
- Undertake to visit the building site prior to- and during construction. My client is informed that I should be consulted when any changes to the approved building plans are considered during construction; and
- Undertake to do three compulsory site inspections namely:
 1. To confirm that the house has been set out correctly and in accordance with the approved plan, the plinth height (top of unfinished floor level) of the house does not exceed 500 mm in height at any level measured from the natural ground level;
 2. To confirm the wall plate height prior to Roof construction confirming the super structure is in accordance with guidelines and as per the approved drawings; and
 3. To perform final inspection confirming that the house is constructed as per the approved drawings.

Take note:

The architect will be required to sign Form G (Application for Completion Certificate Inspection) confirming that the above-mentioned inspections have been done. No inspection will be performed without the signature of the appointed professional.

- Prior to any deviation from the original approved drawing, I will submit detailed plans for the deviation. The final decision to approve or reject the deviation will remain with the Aesthetics Committee.
- Studied the current relevant Aesthetical Rules and Guidelines for the Estate and agree to strictly adhere to the conditions set therein.
- Advise my client/s of all processes and procedures and ensure that their requests and design demands meet the criteria as laid down by the Estate at all times.
- That, should the Aesthetics Committee find that any of these items have in some way been transgressed, remedial steps will be taken and my accreditation can be revoked at the Committee’s sole discretion, based on the demerit point system.

SIGNATURE: ARCHITECT

DATE

ARCHITECTURAL ACCREDITATION APPLICATION

By signing this document, I undertake that this agreement is valid and binding on all the relevant developments of Century Property Developments.

YEAR__ (To be submitted annually)

Name and Surname	
Company Name	
SACAP Registration Number	
Date of Expiry	
Contact Number/s	
E-Mail Address	
Postal Address	

REQUIRED ACCREDITATION DOCUMENTATION	RECEIVED
Copy of SACAP Certificate	
Signed Design Undertaking	

* Applications are subject to the success and approval of first submissions.

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS

I, the undersigned _____
hereby acknowledge that:

1.	I am acquainted with the current required design principles and values of Blue Hills Equestrian and Country Estate and agree to apply these to my submissions.
2.	I have accepted and signed the design undertaking as pertains to Blue Hills Equestrian and Country Estate.
3.	I am aware of the plan submission and approval processes as pertains to Blue Hills Equestrian and Country Estate
4.	Accreditation is valid for the current calendar year only and renewal is not automatic.
5.	I will only submit plans of my own design.
6.	Should my SACAP registration be revoked for any reason, I will immediately inform the Aesthetics Committee accordingly.
7.	I understand and agree to abide by the demerit points system and any possible suspension there from.

	SIGNATURE	DATE
ARCHITECT		

DEMERIT POINTS SYSTEM FOR REGISTERED PROFESSIONALS

By signing this document, I undertake that this agreement is valid and binding on all the relevant developments of Century Property Developments.

YEAR___(To be submitted annually)

- Points will be deducted per submission for the failure to comply with the basic requirements.
- Points will be deducted for defaults on plans during and after construction e.g. information not declared on amended plans, etcetera.
- On receiving 12 (twelve) or more demerits, the registered professional will be suspended for a period no less than 1 (one) month, per demerit point; or as determined by the Blue Hills Equestrian Estate HOA and Aesthetics Committee.
- Suspension will be effective immediately and no further submissions will be considered.

ITEMS DEFAULTED ON	POINTS
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Submissions	
Information check points on Form B (4 critical items or more not addressed).	-2
Concept 1 not approved	-3
Concept 2 not approved	-3
Concept 3 not approved	-5
Working Drawing not approved	-2
Items not declared on Amended / Additions to plans	-5
Incorrect calculations on area schedules	-5
Registration and Construction	
Architect failing compulsory site inspections	-4 / inspection
Failure to do a pre-design site visit	-5
Failure to identify vital services on site	-6
Failure to certify Form G prior to final completion inspection	-12

SIGNATURE: ARCHITECT

DATE

APPLICATION FOR AMENDMENTS / ALTERATIONS / ADDITIONS TO PLANS

Date of Submission	
HOA Evaluator	

Stand No		Ext	
Homeowner Name & Surname		Homeowner E-Mail	
Architect Name		Architect Contact No	
Architect SACAP No		Architect E-Mail	

SPECIFY CHANGES: Please clearly list the deviations from original approved plans on the new alterations / additions / amendments form. Clearly mark deviations with revision clouds on plan.

FAR:	NEW COVERAGE:	FF TO GF RATIO:

COMMENTS: (For office use)

APPROVAL	☐ Approved ☐ Not Approved ☐ Conditionally Approved, Yes
EVALUATOR	DATE

I hereby confirm that all changes made to these drawings have been highlighted and stipulated. Changes made and not highlighted will not be deemed approved under this submission.

SIGNATURE: ARCHITECT

DATE


APPLICATION FOR COMPLETION CERTIFICATE INSPECTION

Name and Surname : _____
 E-Mail Address : _____
 Stand No : _____

Please tick: (√) Yes, (X) No,(N/A) Not Applicable

Construction HOA	Homeowner	Studios
House completed as per approved plan (no alterations)		
Roof material and colour as per approved plans / guidelines		
No ground fill exceeding the Estate guidelines		
No Building line infringements		
No plastic water tanks visible from street or green belt. Max 2.1 high		
Street boundary walls, no more than 30 % solid as per approved plan and guidelines		
All boundary walls complete in compliance with Estate guidelines. Walls facing common property and green belts have been plastered and painted. Walls have openings to allow the natural flow of storm water		
Gates installed as per approved plans		
All building rubble removed from site and adjacent stands.		
Contractors board removed		
House colour according to approved plan and guidelines		
House		
All driveways and entrances to site completed – Paving as per guidelines		
Solid duct covers with 300mm x 300mm inspection covers at junctions only		
All patching, painting and tiling completed		
All electrical light fittings on the outside of the house must be installed		
All balustrades as per approved plans		
No reflective glazing on windows or garage doors		
Facia and barge boards to match roof or wall colour		
Gutters to match the roof or wall colour		
Landscaping		
Landscaping done as per the indigenous landscaping policy of the Estate		
Sidewalk landscaped / instant lawn planted		
House Rules		
No washing line visible from street, greenbelt or ground floor of neighbour's stands		
Air-conditioning units not visible from street, greenbelt or GFL of neighbour's stands		
Generators in specified enclosure		
Satellite dishes installed as discreetly as possible. Not on prominent walls, chimney or visible from street (Including wiring and trunking)		
Gas cylinders in closure - completed to match house and finishes		
Pool water to discharge into storm water system. Pool waste pipe connected to sewerage and not being dumped on common property or neighbouring stands		
No external geysers allowed / heat pumps to be screened		
House number installed to specifications		
Gas box installed at boundary wall		
Envirofuel box installed at boundary wall		

CERTIFICATION BY ARCHITECT

(As signed for on Form C)

I hereby confirm:	SIGNED BY ARCH
1. The house has been set out correct and in accordance with the approved plan, the plinth height (top of unfinished floor level) of the house does not exceed 500 mm in height at any level measured from the natural ground level.	
2. The wall plate height prior to Roof construction confirming the super structure is in accordance with guidelines and as per the approved drawings.	
3. The house is constructed as per the approved drawings.	

Homeowner name and ID_____
Date*I agree that my typed name above can be used as a digital representation of my signature*

Inspection comments:

Studios Aesthetics:

Recommended for approval		Not recommended	
--------------------------	--	-----------------	--

Signature Inspector_____
Date

Inspection comments:

HOA Committee:

Approved		Not approved	
----------	--	--------------	--

Signature Inspector_____
Date



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