



HELDERFONTEIN

LIFESTYLE ESTATE

PHASE 4

Architectural & Landscaping Guidelines

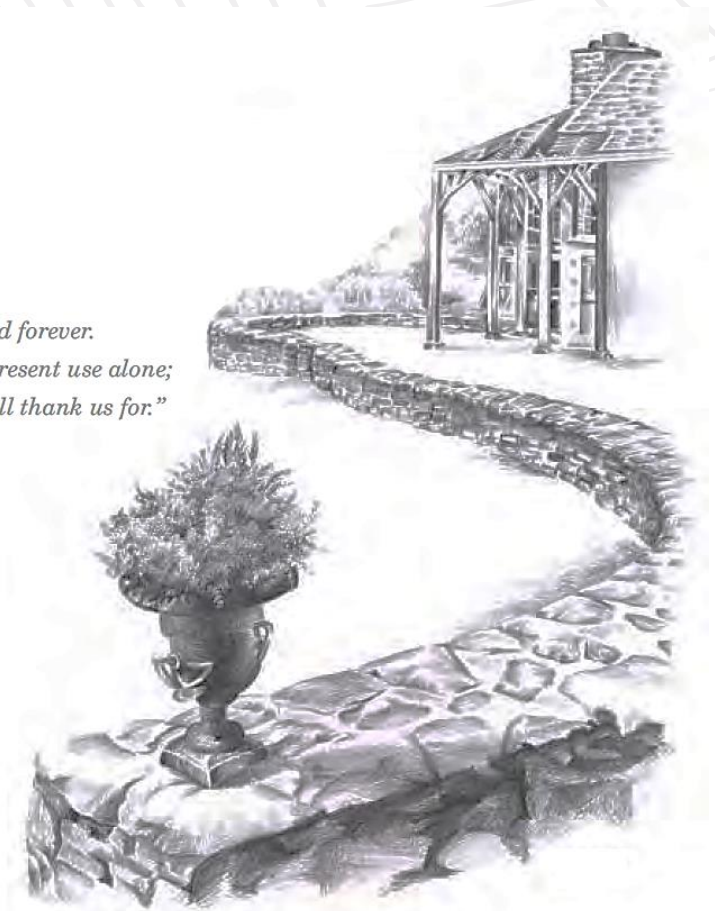


This document must be consulted prior to commencing with the design of any property improvements or building proposals.

It is important for the operation of the estate that every homeowner is thoroughly familiar with all the information contained in this handbook.

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

*“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.”*



Contents

1. DEFINITIONS.....	4
2. INTRODUCTION	4
3. AESTHETICS CONCEPT	5
4. ROLE PLAYERS IN THE ESTATE	6
5. PLAN APPROVAL PROCESS	6
5.1 PHASE ONE SUBMISSION	7
5.2 PHASE TWO SUBMISSION	8
5.3 PHASE THREE SUBMISSION	8
6. BUILDING PROCESS.....	9
6.1 CERTIFICATION OF THE ARCHITECT DURING CONSTRUCTION	9
6.2 NON-COMPLIANCE.....	9
6.3 COMPLETION CERTIFICATE.....	10
7. MATERIALS.....	10
8. INTERIORS	12
9. EXTERIORS AND EXTERNAL STRUCTURES.....	13
9.1 HOUSE FORMS	13
9.2 EXTERNAL WALLS	14
9.3 ROOFS.....	15
9.4 WINDOWS, FRENCH DOORS & SLIDING DOORS	16
9.5 EXTERNAL DOORS	16
9.6 VERANDAS, PORCHES & PERGOLAS	17
10. GARAGES, DRIVEWAYS & CARPORTS.....	18
11. BOUNDARY WALLS	19
11.1 BOUNDARY WALLS ALONG STREET FRONTAGES	19
11.2 BOUNDARY WALLS ALONG GREEN BELTS	20

11.3	SERVICE YARD WALLS	21
11.4	SIDE/ SHARED BOUNDARY WALLS	21
12.	STORMWATER BETWEEN NEIGHBOURING STANDS	22
13.	BUILDING LINES	22
14.	COVERAGE AND FIRST FLOOR TO GROUND FLOOR RATIOS	23
15.	EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES.....	24
15.1	GUTTERS	24
15.2	FACIA BOARDS	24
15.3	SEWER DUCTS	24
15.4	AIR CONDITIONING UNITS AND HEAT PUMPS.....	25
15.5	GEYSERS AND GAS WATER HEATERS.....	25
15.6	EVAPORATIVE COOLING UNITS	25
15.7	POOL PUMPS	25
15.8	GAS SUPPLY	26
15.9	AERIALS AND DISHES	26
15.10	EXTERNAL LIGHTS	26
15.11	HOUSE NUMBER AND LETTERING	26
15.12	BALUSTRADES.....	26
15.13	FOUNTAINS AND STATUES.....	27
15.14	RAINWATER TANKS	27
15.15	SOLAR PANELS	27
15.16	GENERATORS.....	30
15.17	WASHING LINES AND REFUSE BIN AREAS	32
15.18	CHILDREN'S PLAY AREAS.....	32
15.19	OTHER STRUCTURES	32
16.	ERF USE	33
17.	DOMESTIC ANIMALS & PETS	33

18. SWIMMING POOLS	33
19. LANDSCAPING	34
19.1 ROAD VERGES	35
19.2 CUT AND FILL LIMITS	36
20. TREE POLICY	37
20.1 RECOMMENDED PLANT LIST	39
21. GENERAL	42
ANNEXURE 1: APPROVED COLOUR PALETTE	43
ANNEXURE 2: SUSTAINABLE HOUSING GUIDELINES	45
ANNEXURE 3: STANDS AS PER CLAUSE 9.1	59
ANNEXURE 4: BUILDERS CODE OF CONDUCT AND CONTRACTORS' ACTIVITIES	60
ANNEXURE 5: FORM A – BUILDING APPLICATION	64
ANNEXURE 6: FORM B – CHECKLIST FOR BUILDING APPROVAL	66
ANNEXURE 7: FORM C – DESIGN & CERTIFICATION UNDERTAKING	2
ANNEXURE 8: FORM D – ARCHITECTURAL ACCREDITATION APPLICATION	3
ANNEXURE 9: FORM E – DEMERIT POINT SYSTEM	4
ANNEXURE 10: FORM F – APPLICATION FOR AMENDMENTS TO PLANS, ALTERATIONS OR ADDITIONS	5
ANNEXURE 11: FORM G – FINAL COMPLETION CHECK LIST	7

LIST OF ANNEXURES:

ANNEXURE 1:	Earth Tone Exterior Paint Colour Palette
ANNEXURE 2:	Sustainable Housing Guidelines
ANNEXURE 3:	Standards as per clause 9.1 – Phase 4
ANNEXURE 4:	Builders Code of Conduct and Contractor Activities
ANNEXURE 5:	Form A – Building Application
ANNEXURE 6:	Form B – Checklist for Building Approval
ANNEXURE 7:	Form C – Design & Certification Undertaking
ANNEXURE 8:	Form D – Architectural Accreditation Application
ANNEXURE 9:	Form E – Demerit Point System
ANNEXURE 10:	Form F – Application for Amendments to Plans, Alterations or Additions
ANNEXURE 11:	Form G – Final Completion Check List

NOTE: Annexures are subject to change without notice.

1. DEFINITIONS

Please refer to definitions in the Homeowner's manual which can be found on the CD or at www.century.co.za.

2. INTRODUCTION

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

The Helderfontein Lifestyle Estate is divided into generous residential stands ranging from approximately 550m² to 1100m² each catering for all requirements, with residents being responsible for the design and building of their homes. When designing their houses, homeowners are required to make use of a professional registered architect. This will ensure a professional product that is in keeping with the aesthetic guidelines of the estate.

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

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

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

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

3. AESTHETICS CONCEPT

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

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

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

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

Materials should be chosen for their ability to improve with age. The estate and each of its residences should be seen as an example of excellence in 'Highveld' design, exclusivity and desirability, tastefulness and authenticity. The homes on this estate should set a precedent for all future developments in the 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.

Outside living areas are required to be situated in the northern half of the property and screened from neighbouring stands to the South. This includes bomas and similar structures, pools and patios. Similarly, balconies on the first floor will not be allowed on the South, West or East side of the stand without the consent of the affected neighbour. Sensitivity to northern exposure of living areas and bedrooms must be addressed for the purpose of generating heat in the building. 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 of the Homeowners Association.

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 benefiting the environment as a whole. Please consult the Sustainable Housing Guidelines (Annexure 2) for more information.

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

4. ROLE PLAYERS IN THE ESTATE

For your convenience, please take note of the following role players are 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 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.
Estate Management	The management that has been appointed to manage the estate’s day to day affairs.
Developer:	Century Property Developments (Pty) Ltd.
Board:	The board of directors appointed by the members 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 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 and Architectural and Landscaping Guidelines, 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 again have to be paid.

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: www.studiosausthetics.co.za.

Form A:	Building Plan Application Form (must accompany every submission).
Form B:	Checklist for Building Approval.
Form C:	Registered Professional Design and Certification Undertaking (to be submitted annually).
Form D:	Architectural Accreditation Application (to be submitted annually).
Form E:	Demerit Point System (to be submitted annually).
Form F:	Application for Amendments/Alterations/Additions to Plans (should be completed and submitted with any application for amendments).
Form G:	Application for Completion Certificate Inspection (must be completed and submitted by the owner to apply for the final inspection).

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.

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, storm water 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.**
- **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 Aesthetics Committee for e-stamping in PDF format. Please ensure that a signed and stamped networks plan accompanies your submission.

5.3 PHASE THREE SUBMISSION

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 two business days. After the municipal drawings have been approved and stamped they must be submitted to the local authority for approval. Certain prescribed fees will be payable at this stage to the local authority. These Architectural and Landscaping Guidelines are in addition to and do not supersede the requirements of the local authority, any statutory authority or the National Building Regulations.

6. BUILDING PROCESS

The contractor(s) and the homeowner must sign the Builder's Code of Conduct.

The Homeowner's Association is entitled to regulate the activities of all building contractors.

It is recommended that the homeowner and their contractor(s) visit the estate management before construction commences to clarify what is required. No building shall commence until all the relevant approvals have been obtained.

This includes:

- Providing a land surveyors certificate for all boundary wall pegs from a qualified land surveyor.
- A signed copy of the Contractor's Agreement (which can be obtained from the Building Control Manager's office).
- Payment of the relevant pavement deposit is to be paid to the Homeowners Association prior to construction commencing.
- All signage (contractor's boards etc.) must be as per the approved format (annexure 4) and may only be mounted in front of the applicable property.

6.1 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:

- 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 may not exceed 500mm in height at any level measured from the natural ground level.
- To confirm the wall plate height prior to roof construction, confirming the superstructure is in accordance with guidelines and as per the approved drawings.
- To 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.**

6.2 NON-COMPLIANCE

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

- Any transgressions of the Builder’s Code of Conduct.
- Any deviations on the structure that has not been approved or which is in contravention of the architectural rules.

6.3 COMPLETION CERTIFICATE

On completion of the house, the Aesthetics Committee and estate management are to be notified. The Aesthetics Committee will perform an inspection upon formal request (form G) to verify that the house is built as per the approved design while the HOA will inspect the state of the surrounding infrastructure.

Once the Aesthetics Committee and a representative from the Aesthetics Committee have performed the inspection and recommended the house for approval, a completion certificate will be issued and the pavement deposit will be refunded to the owner. All owners will need to be in possession of a completion certificate to avoid being billed penalty levies. If not received by the end of the 24-month construction period, penalty levies will be applied.

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

The pavement deposit, minus applicable deductions, will be refunded once a completion certificate is issued by the Aesthetics Committee.

7. 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 and black colour ranges to match the estate's infrastructure such as the clubhouse, signage or boundary wall as closely as possible.

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 Estate Office. 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.

8. INTERIORS

Although not specifically included in the architectural guidelines, it is our intention that the interiors of these homes will be as unique and beautiful as their exteriors, with the application of the raw materials on the inside as well:

Application of such raw materials in the interior of the home extends to the use of timber floors, steel and glass volumes, screeded surfaces and exposed brick or stone walls. This will lead to a natural transition between internal and external spaces, with indigenous gardens further enhancing the houses found throughout the estate.

We aim to encourage a fresh look at our South African climate and lifestyle in the planning and finishing of the interior spaces of the homes on this estate. We hope that this flexibility and diversity of spaces and materials will create a new and lasting South African ideal.

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

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

9. EXTERIORS AND EXTERNAL STRUCTURES

9.1 HOUSE FORMS

Building forms must be simple rectangular or composite rectangular and frontages facing the street must be parallel to the street along the building line. The size of the house must be a minimum 250 square meters and a maximum of approximately 850 square meters. This area includes the main dwelling, garages and outbuildings.

The maximum permissible height of any building on an erf is two storeys and 10.5 meters when measured parallel from the natural ground level. This must be indicated on elevations and sections. Chimneys will be exempt from height restrictions.

The Aesthetics Committee will only consider a third story when the following is applicable:

- the ground floor is predominately under the NGL and less than one third is visible; or
- the top floor of the house is housed predominately in the roof structure and the wall plate height is kept to a minimum for the third floor

The above two points for the inclusion of a third story are at the Aesthetics Committee's discretion and the approval of the third floor may nevertheless be withheld by the Aesthetics Committee.

Houses on Erf 5290 to 5295, Riverside View Ext 85, may be 3 storeys, provided that the height is approved by the Local Authority. These houses must furthermore conform to:

1. the guidelines;
2. the Conditions of Establishment;
3. Zoning Certificate; and
4. may not impinge on neighbours or obstruct their view.

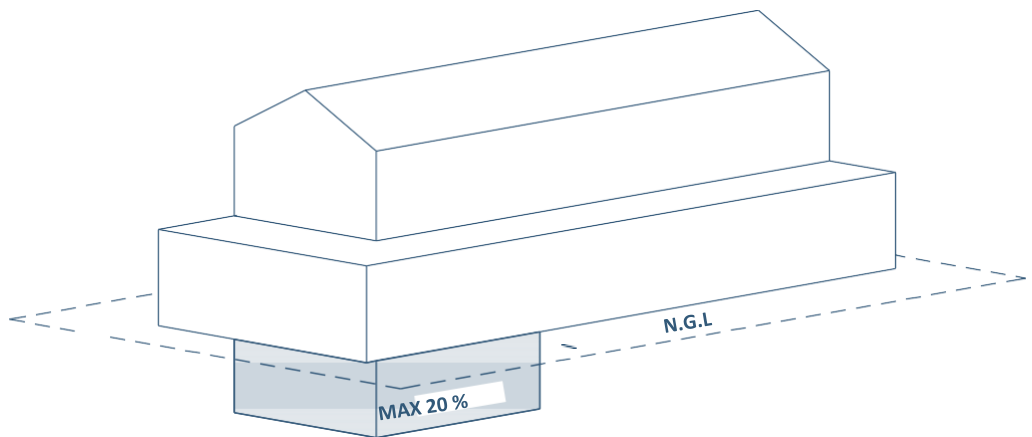
The Aesthetics Committee will allow mono pitch roofs on the same basis where it is at the Aesthetics Committees discretion to approve them.

The natural ground level shall be deemed to be the level as determined on a contour plan. Should a dispute arise relating to the determination of any natural ground level, the Aesthetics Committee will be entitled to rely on the details shown on the contour plan submitted.

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 not allowed in the estate (and approval thereof will be solely at the discretion of the Aesthetics Committee).

A non-habitable, below-ground cellar or basement not exceeding 20% of the ground floor area will be allowed by the Aesthetics Committee, on condition that it has no external entrance or windows and is noted on the plan submissions. Access to the basement will only be permitted from the ground floor inside the house.

A non-habitable loft will only be accepted on the basis that it does not exceed 20% of the first floor area, has no visual or physical access to the outside and has a wall plate level of no more than 1,2m.



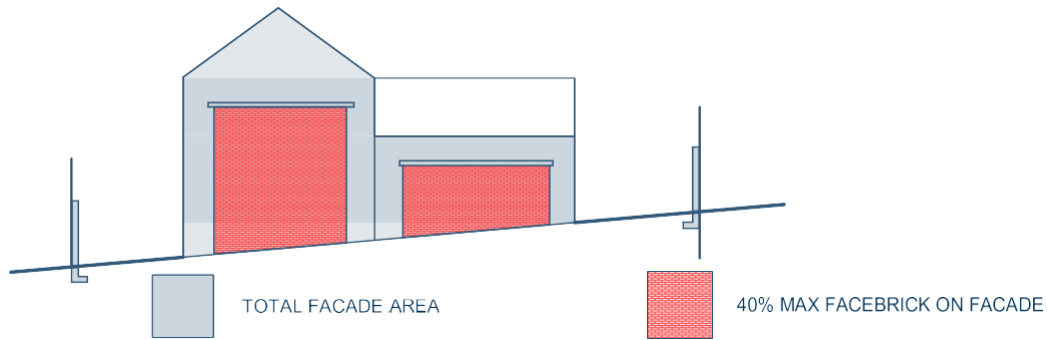
AN ILLUSTRATION OF A BELOW-GROUND CELLAR OR BASEMENT NOT EXCEEDING 20% OF THE GROUND FLOOR AREA

9.2 EXTERNAL WALLS

External walls that are plastered must be finished in earthy colours with an approved paint colour from the earth tone exterior paint colour palette (Annexure 1). Primary colours must be earthy tones. A sample swatch, with codes, must be submitted to the Aesthetics Committee for approval with the phase one plan submission.

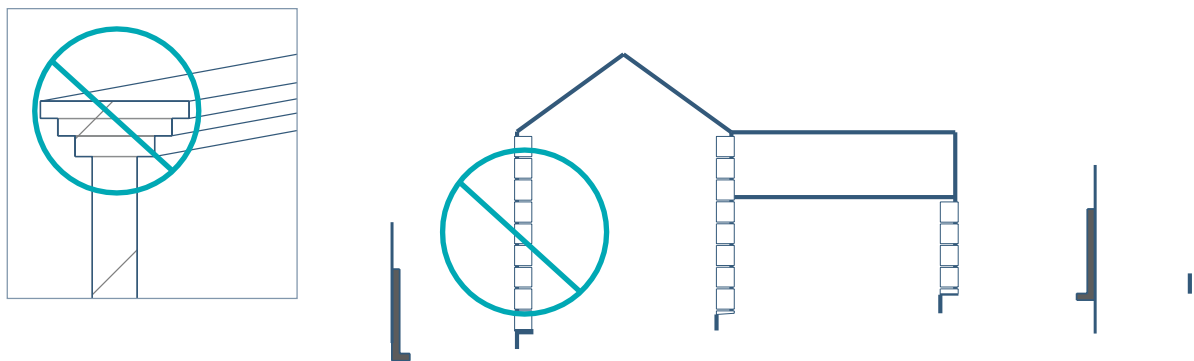
Please take note: When a house requires repainting, the colour may only be changed once a sample of the new earth tone colour has been approved by the Estate Office. This will then be kept on record with the Aesthetics Committee.

Face brick may not be used as the dominant feature of the house but may be considered for decorative purposes solely at the discretion of the Aesthetics Committee. Only up to 40% (forty percent) of a facade may have a face brick finish. The roof area is not included to the total facade area for the purpose of this calculation.



A MAXIMUM OF 40% OF THE FACADE AREA MAY *BE* FACE BRICK

Two-tone face brick and yellow face brick will not be allowed in the estate. If face brick is to be used, then flush joints are required. Natural stone can be used to give warmth and depth to design, especially in the form of founding or feature elements, for example; chimneys, columns, bases and retaining walls. No fake stone or concrete/fibreglass facings will be allowed. Horizontal string courses and simple plaster surrounds to openings will be permitted. However, no multi-level corbelling or coining will be permitted on any part of the building, boundary wall or outbuildings.



AN EXAMPLE OF MULTI-LEVEL CORBELING AND COINING

9.3 ROOFS

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

No more than 30% of the total roof footprint can be flat or have a pitch of less than 12 degrees unless special permission is given by the committee. It is important to understand that balconies are also included as a flat roof.

Mono pitch or lower pitch roofs may be approved, but approval is strictly at the discretion of the Aesthetics Committee. It will be assessed in relation to the overall design aesthetic of the house. Sections that have a pitch of less than 5 degrees and are constructed in concrete needs to be finished with pebbles or stone chips up to a thickness of no less than 50mm. No silver waterproofing may be visible. Roof lights and roof windows are permitted provided that they are set in the plane of the roof. Dormer windows may be approved if motivated by the overall design.

Sheeting must be colour baked and may not be painted. Concrete roof tiles are not accepted in the estate. Roof coverings are restricted to natural blue-grey slate, full-body grey terracotta clay tiles, and grey Chromadek or similar sheeting in various profiles. An image sample or specifications must be submitted to the Aesthetics Committee for approval upon submission of the concept plans. Alternative roofing could be approved at the discretion of the Aesthetics Committee based on a strong architectural motivation specifically noted in the submission. All houses are required to have eaves, for aesthetic reasons, as well as a passive design requirement to aid in climate control.

Roof eaves must be visible and may not be hidden behind parapet walls.

9.4 WINDOWS, FRENCH DOORS & SLIDING DOORS

Windows, French doors and sliding doors must be constructed from natural hardwood, uPVC, or powder-coated aluminium in white, grey and black. No steel windows, reflective glazing, and no glass blocks will be permitted. Windows, French doors and sliding doors must be predominantly vertically proportioned, however variations to this may be permitted and approval will be at the discretion of the Aesthetics Committee. Windows on all elevations must be carefully proportioned so that no elevation is left blank or with uneven openings. Each elevation must have a minimum of 5% fenestration. All northern windows and openings should be taken into account in the overall passive design of the house. External shutters are encouraged on North and West exposures. No fake shutters will be permitted. Shutters must comply with the earth tone colour palette (Annexure 1). Shutters must be constructed from natural hardwood or aluminium. External burglar bars and expanding security grids are not permitted. For security purposes, roller shutters may be used, but they must be completely internal and not exposed. No overly decorative or symbolic patterns may be visible on the front door or on any other visible facades.

9.5 EXTERNAL DOORS

External doors must be constructed from natural hardwood or glass with an aluminium, uPVC, or timber frame. Carved doors and doors constructed from driftwood or railway sleepers are not permitted. Expanding security doors are not permitted on the exterior of the building. Natural hardwood may be used in its natural state or be painted in accordance with pre-approved colour samples approved by the Aesthetics Committee.

9.6 VERANDAS, PORCHES & PERGOLAS

At least 10% of the area of the house must include a covered veranda. All verandas, porches and balconies must be well integrated into the design of the house and may not be positioned in such a way that they are intrusive to neighbours, or compromise privacy.

Neighbours consent will be sought for balconies deemed to have a compromising effect on neighbours. This applies to East, West and South facing balconies. Balconies facing neighbours on un-sold stands must be screened with a full height removable slatted screen. The opening between slatted members may not exceed 30mm.

Supports may be constructed from timber or steel sections. No round concrete columns or pre-cast classical columns or pediments will be permitted. Simple caps, bases and brackets will be allowed. Pre-cast classical, fluted or reeded columns will not be permitted. Pre-cast concrete balustrades will also not be permitted.

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

10. GARAGES, DRIVEWAYS & CARPORTS

Garages must be set back to the building line from the erf boundary abutting the street. The doors may be double and may exceed 2.5 meters in width. Driveways are to be indicated on the site plan for approval. Road safety must be considered and should be the determining factor of the driveway design. Driveways must be perpendicular to the street boundary and to the maximum width of the garages where it crosses the verge.

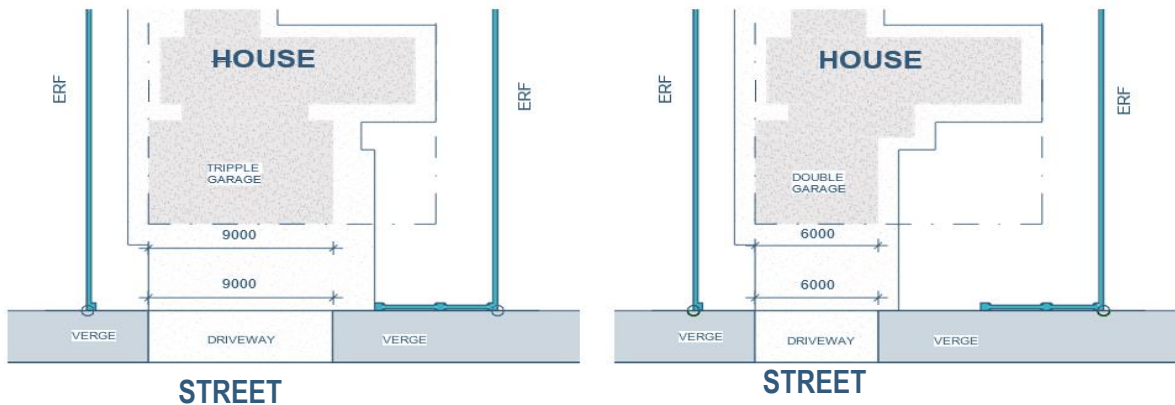


ILLUSTRATION OF PERMISSIBLE DRIVEWAY WIDTHS

Driveways should be constructed from Infraset Village Cobble® paving or similar and may not be constructed from asphalt, interlocking paving, 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 the Aesthetics Committee. An image sample or specification must be submitted to the Aesthetics Committee for approval during the plan evaluation phase.

Carports must not be of the prefabricated type and must form part of the architectural design of the house. Carports will form part of the allowable coverage of the house should the roof be solid. Carports may not be constructed over building lines.

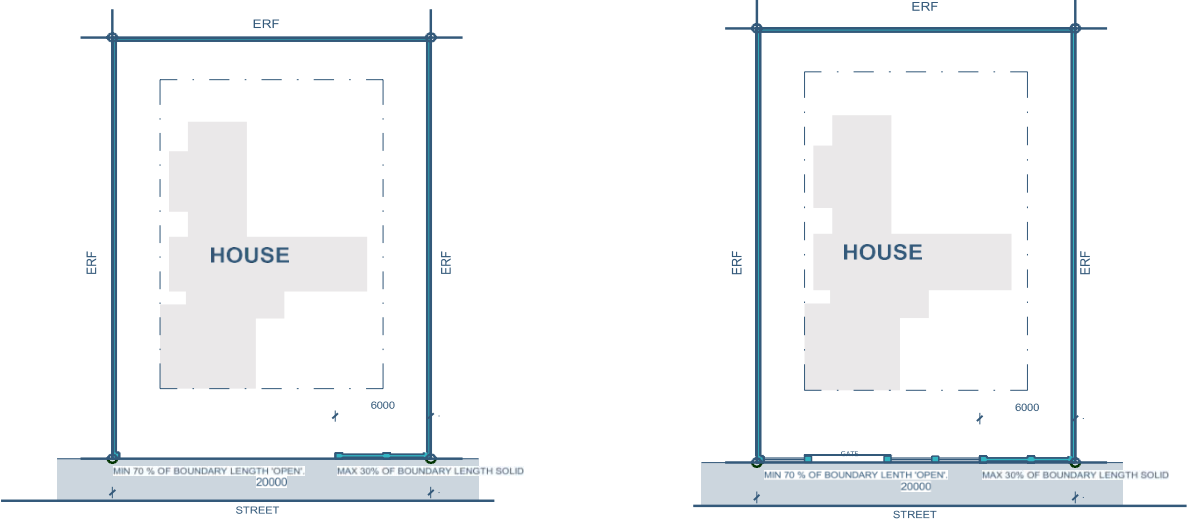
Boats, trailers, caravans and golf carts must be concealed from the street and greenbelts.

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

11. BOUNDARY WALLS

11.1 BOUNDARY WALLS ALONG STREET FRONTAGES

Should a street boundary wall be constructed, no more than 30% of the front wall may be solid.

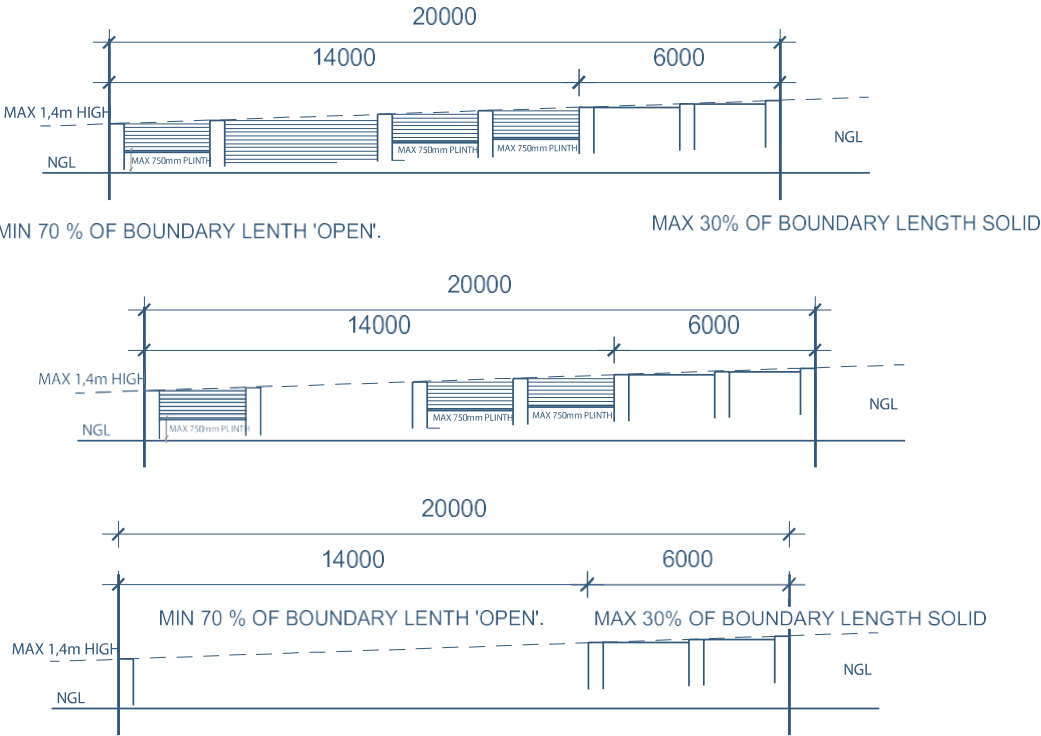


STREET BOUNDARY WALLS

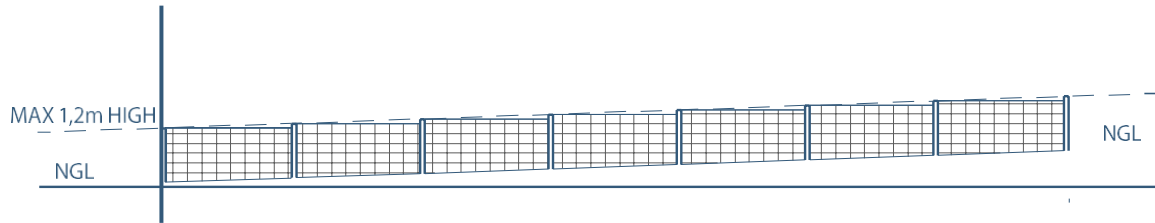
Precast concrete walls or walling systems are not allowed. All boundary walls must follow the contours and be stepped evenly. It may not exceed 1.4 meters in height above natural ground level except (upon approval by the Aesthetics Committee) where a patio, pool or entertainment area faces the street.

MIN 70 % OF BOUNDARY LENGTH 'OPEN'.

MAX 30% OF BOUNDARY LENGTH SOLID



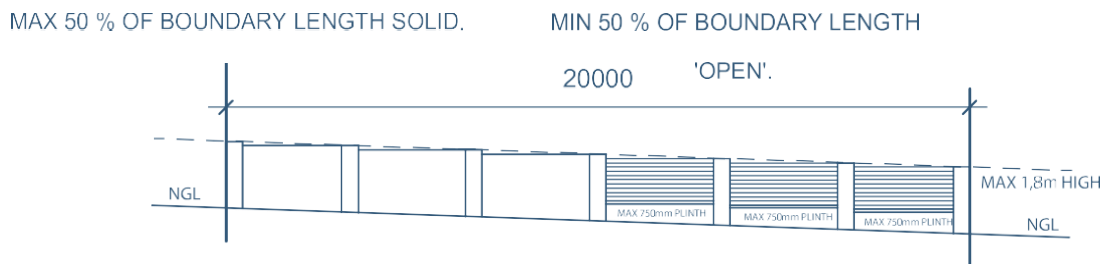
STREET BOUNDARY WALLS



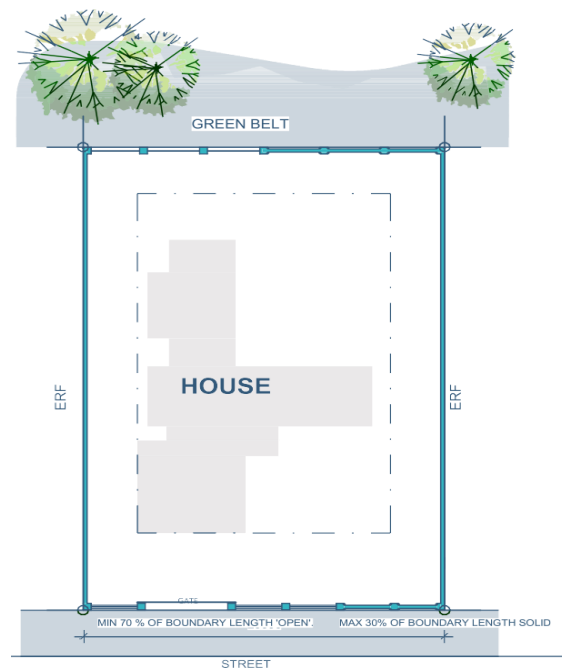
CLEAR VIEW FENCE DETAIL AT MAX 1.2 M HIGH

11.2 BOUNDARY WALLS ALONG GREEN BELTS

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.

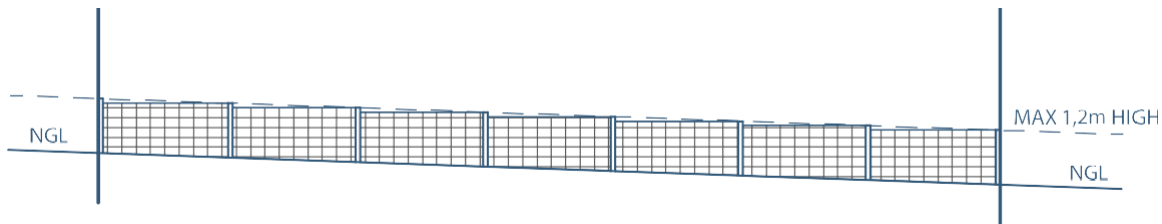


GREEN BELT BOUNDARY WALL DETAIL



STREET AND GREEN BELT BOUNDARY WALL DETAILS

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.



GREEN BELT BOUNDARY WALL DETAIL

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.

11.3 SERVICE YARD WALLS

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

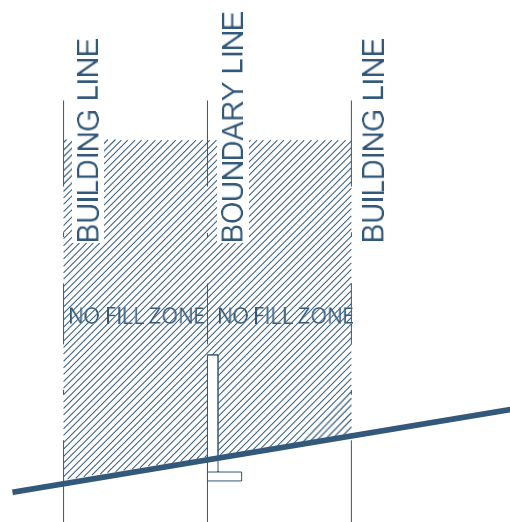
Service yard walls may not exceed 20% of a street boundary or on boundaries to public open spaces and green belts. The height of these walls will be restricted to 1.8 meters high from natural ground level.

11.4 SIDE/ SHARED BOUNDARY WALLS

Side 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 boundary walls must be constructed in accordance with SANS 10400 and all walls must be certified by an engineer. Other materials may be approved upon special application to the Aesthetics Committee.

Please refer to clause 19.2 and take note that no cut or fill is allowed against any shared boundary walls, as this causes structural and privacy problems.



NO CUT OR FILL IS ALLOWED AGAINST ANY SHARED BOUNDARY WALLS

12. 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.

13. BUILDING LINES

The standard Johannesburg City Council building lines may be relaxed to the following minimum dimensions. Any such relaxation will require prior approval from:

- **the Aesthetics Committee;**
- **all affected neighbours; and**
- **the City of Johannesburg.**

Please note that while the Aesthetics Committee has no objection to your building going over the street building line, council regulation is 5m. Therefore, you will be required to get approval from council and your neighbours. This approval could take up to 8 weeks.

Street boundary

- 3 meter build to line to garage, 5 meter build to line to house.

This may be relaxed to -

- 2 meter build to line to garage, 3 meter build to line to house.

Midblock boundary

- 3 meter build to single storey, 4 meter build to double storey

This may be relaxed to -

- 2 meter build to single storey, 3 meter build to double storey.

Side boundary

- Aggregate of 6 meters to both sides subject to a minimum of 2 meters on one side.

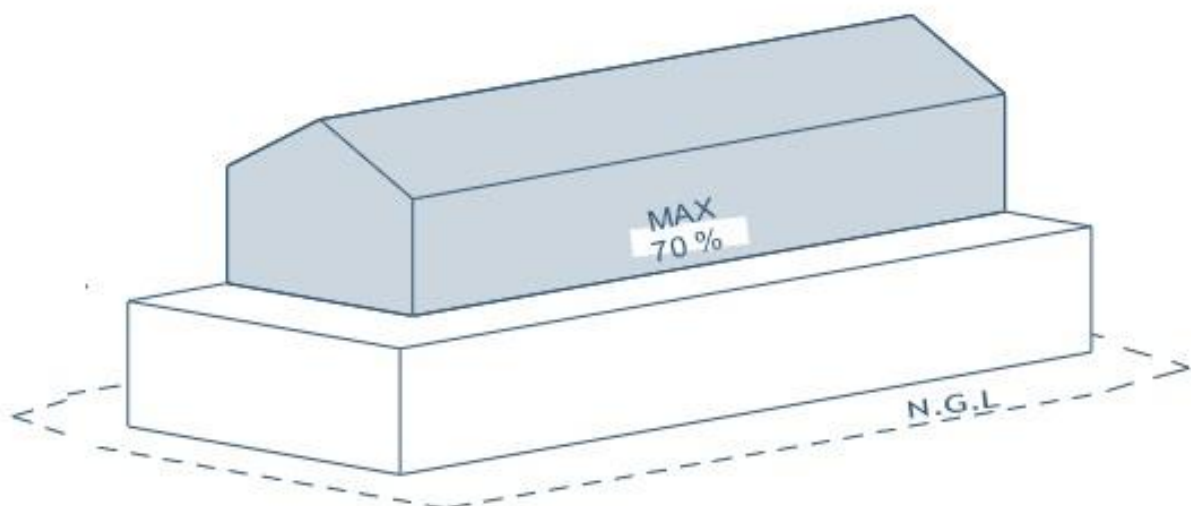
This may be relaxed to -

- Aggregate of 4 meters to both sides subject to a minimum of 1,5 meters on one side.

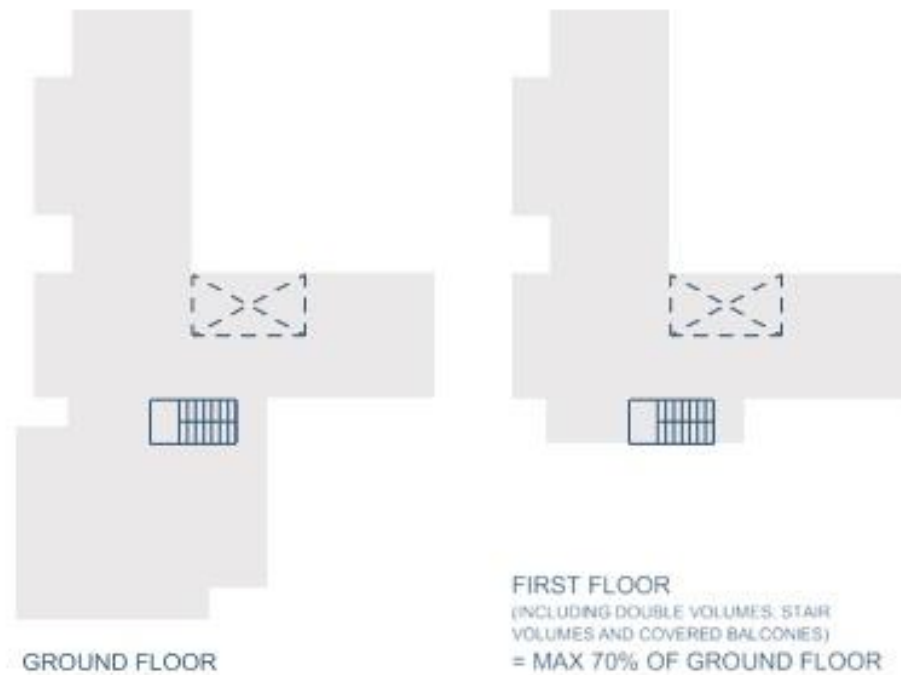
14. COVERAGE AND FIRST FLOOR TO GROUND FLOOR RATIOS

- The maximum coverage for a single or double-story house is 50% of the erf size.
- The first-floor area may not exceed 70% 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.



FIRST FLOOR AREA TO GROUND FLOOR AREA RATIO



15. EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES

15.1 GUTTERS

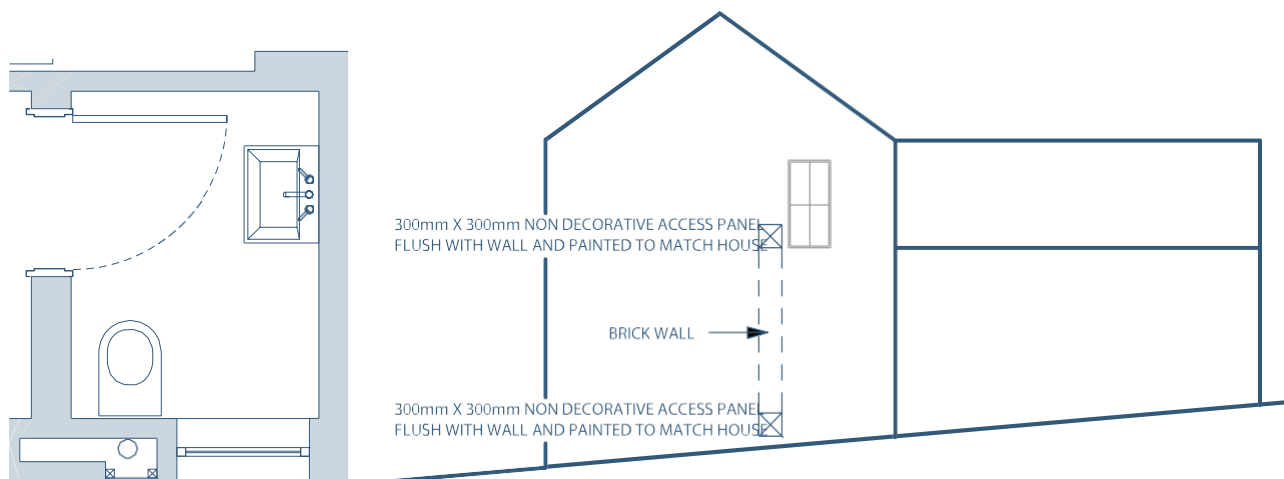
Gutters must be painted to match the colour of the roof or window frames.

15.2 FACIA BOARDS

Facia Boards must be painted to match the roof colour or predominant house colour.

15.3 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 fibre-cement duct covers will be permitted.



INTERNAL DUCTS

15.4 AIR CONDITIONING UNITS AND HEAT PUMPS

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 so as not to be visible from the street or green belts. If an aircon unit is proposed on a slab, it must be screened behind a raised parapet wall and the unit may not be visible from any point in the estate. The same rule applies to the positioning of heat pump units.

15.5 GEYSERS AND GAS WATER HEATERS

Geyser tanks for solar heaters or heat pumps 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 so as not to be visible from the street or green belts (top of unit lower than the boundary wall). The use of instant gas water heaters is encouraged but must be mounted on the ground level as far as possible. If the unit is proposed above the first-floor level, then its location must be as discrete as possible.

15.6 EVAPORATIVE COOLING UNITS

These must be suitably integrated into the overall design. Evaporative cooling units must be specified on all plan submissions and must be designed to be installed lower than the apex of the roof and to match the colour of the roof.

15.7 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.

15.8 GAS SUPPLY

Gas Cylinders: Gas cylinders must be screened from the street and installed in accordance with SANS 10 087 Part I. A maximum of 19kg gas may be kept on a property.

All installations must be done by an authorised person, as per the requirement of the OHS Act.

On completion of the installation, a certificate of conformance must be issued by the installer as per requirements of the OHS Act. The certificate is handed to the owner who must keep it, and present it for inspection if requested. A copy of the certificate is forwarded to the Liquefied Petroleum Gas Safety Association of Southern Africa. A copy of the certificate of conformance is kept in the installers certificate book.

15.9 AERIALS AND DISHES

These may not be visible from the street or the green belt.

15.10 EXTERNAL LIGHTS

The positioning and intensity of all external lighting must be regulated in order to not disturb surrounding properties.

15.11 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 for approval to the Aesthetics Committee.

15.12 BALUSTRADES

All railings, balustrades and detailing must be simple and in keeping with the contemporary farmhouse aesthetic and not elaborately decorative. Glass balustrades will be allowed. No precast concrete balustrades will be permitted.

15.13 FOUNTAINS AND STATUES

No precast concrete fountains or statues will be permitted.

No religious carvings, sculptures or statues may be visible from the street, green belts or the ground floor of neighbouring properties.

15.14 RAINWATER TANKS

These are encouraged, but if exposed, they must be constructed (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 screened from the street and green belts. The top of the tank may not be higher than the boundary wall.

15.15 SOLAR PANELS

15.15.1 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:

15.15.1.1 Location and Installation

- 15.15.1.1.1 Solar panels must be incorporated flush onto the adjoining structure and may not be placed on an elevated structure;
- 15.15.1.1.2 the roof design from inception must allow for immediate or future installation of solar panels;
- 15.15.1.1.3 solar panels on concrete roofs must be within a screened yard and not be visible from any direction;
- 15.15.1.1.4 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;
- 15.15.1.1.5 the bottom of solar panels must be mounted above the roofing material by no more than 150mm;

- 15.15.1.1.6 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);
 - 15.15.1.1.7 solar panels must be installed square to the roof line(s) where the solar panels are installed;
 - 15.15.1.1.8 solar panels shall not extend above the ridgeline of the roof where the solar panel is attached; and
 - 15.15.1.1.9 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.
- 15.15.1.2 Appearance / Maintenance
- 15.15.1.2.1 Solar panels used should match the colour of the roof as closely as possible;
 - 15.15.1.2.2 the colour of the solar panels and trim of the support structure must be black, grey or non-reflective metallic;
 - 15.15.1.2.3 solar panels must have sufficient glare resistance as to not cause annoyance or be a disturbance to other homeowners;
 - 15.15.1.2.4 solar panels must not produce reflected heat that can be felt or sensed by other homeowners;
 - 15.15.1.2.5 all painted surfaces must be kept in good repair at all times;
 - 15.15.1.2.6 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;
 - 15.15.1.2.7 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

- 15.15.1.2.8 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.

15.15.1.3 Association Review and Approval

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

- 15.15.1.3.1.1 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;

- 15.15.1.3.1.2 the application shall amongst others contain the following:

- 15.15.1.3.1.2.1 an illustration indicating the proposed position of the solar panels;

- 15.15.1.3.1.2.2 the quantity and individual size of the solar panels;

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

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

- 15.15.1.3.1.2.5 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.

15.15.1.4 Limited Exceptions

- 15.15.1.4.1 Limited exceptions to the requirements of 15.15.1.1, 15.15.1.2 and 15.15.1.3 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.
- 15.15.1.4.2 The following shall however be prohibited:
- 15.15.1.4.2.1 a solar panel installation which does not conform to the guidelines;
 - 15.15.1.4.2.2 the solar panel differs from the solar panel application approved by the Aesthetics Committee;
 - 15.15.1.4.2.3 the solar panels were installed without prior approval by the Aesthetics Committee;
 - 15.15.1.4.2.4 the installed solar panels void material warranties; or
 - 15.15.1.4.2.5 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).

15.16 GENERATORS

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

- 15.16.1.1 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;
- 15.16.1.2 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;

- 15.16.1.3 a permanent standby generator may only be installed by a qualified electrician, whereafter an Electrical Certificate of Compliance (ECOC) shall be submitted to the Homeowners Association, issued in compliance with the provisions contained in the Occupational Health and Safety Act;
- 15.16.1.4 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 15.16.1.10 are met;
- 15.16.1.5 automatic changeover switches must be disabled during periods where the residence is unoccupied;
- 15.16.1.6 exhaust fumes shall not cause any nuisance or health hazard to surrounding properties;
- 15.16.1.7 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);
- 15.16.1.8 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;
- 15.16.1.9 homeowners are advised to consult their insurance company for guidance on coverage relating to the use and/or operation of the alternative resource appliance;
- 15.16.1.10 generators may not be operated between the following times:
 - 15.16.1.10.1 weekdays: 23h00 to 05h00; and
 - 15.16.1.10.2 weekends/public holidays: 23h00 to 06h00;
- 15.16.1.11 generators are only permitted to be operated during power outages, which may only be deviated from under exceptional circumstances and with the prior written approval of the Homeowners Association being obtained; and

15.16.1.12 only one generator may be installed per residence.

15.16.2 The application to be submitted to the Aesthetics Committee shall include amongst others the following:

- 15.16.2.1 specifications of the generator;
- 15.16.2.2 decibel rating of the proposed generator;
- 15.16.2.3 a locality plan;
- 15.16.2.4 position and means of storage of fuel to be specified; and
- 15.16.2.5 position of regulation fire-fighting equipment.

15.17 WASHING LINES AND REFUSE BIN AREAS

These must be enclosed inside a service yard to screen them from the view of the street and green belts. Washing lines may not be higher than a shared boundary wall.

15.18 CHILDREN'S PLAY AREAS

Treehouses or dollhouses are permitted but must be painted to match the colour of the house and the roof must be the same colour as that of the house's roof. These structures may not be habitable and must comply with the building line restrictions.

Jungle gyms, free-standing trampolines or similar equipment must be adequately screened from streets and green belts and should conform to building line restrictions. Jungle gyms must conform to the use of natural materials.

15.19 OTHER STRUCTURES

The following structures are not permitted:

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

16. ERF USE

A residential stand may not be subdivided or rezoned. Neither may a sectional title plan be registered on it under any circumstances.

No second dwellings will be allowed on the property and no property may be used for any other purpose than what is allowed on the zoning certificate.

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.

17. DOMESTIC ANIMALS & PETS

All dogs or any domestic animals kept on an erf must be contained in an adequately enclosed area. Care must be taken by pet owners to respect indigenous plant life, bird life and wildlife in the estate. Moreover, all dogs or any domestic animals shall not cause a nuisance to neighbouring properties or residents, failing which the Board may require the owner / resident to remove the dogs or domestic animals from the property in question.

18. SWIMMING POOLS

Pool safety must be adhered to at all times. Any fencing of the pool must be sympathetic to the architectural style and designed accordingly. No prefabricated spalled steel fencing will be allowed. No temporary shade net structures will be

allowed. Discharge pipes from swimming pools must not discharge water directly onto a street, sidewalk, green belt or any adjacent erf.

The restriction of the building lines must apply to the positioning of swimming pools and approval is subject to the discretion of the Aesthetics Committee. External solar heating pipe systems installed on roofs must be noted on plan submissions and heater downpipes must match the colour of the roof or wall, remaining subject to clause 15.15.

Paving around pools may not be elevated more than 500mm above natural ground level.

19. LANDSCAPING

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 Helderfontein Lifestyle Estate's office for approval.

Please see below the process for submitting a LANDSCAPE PLANTING PLAN for **Helderfontein Lifestyle Estate**:

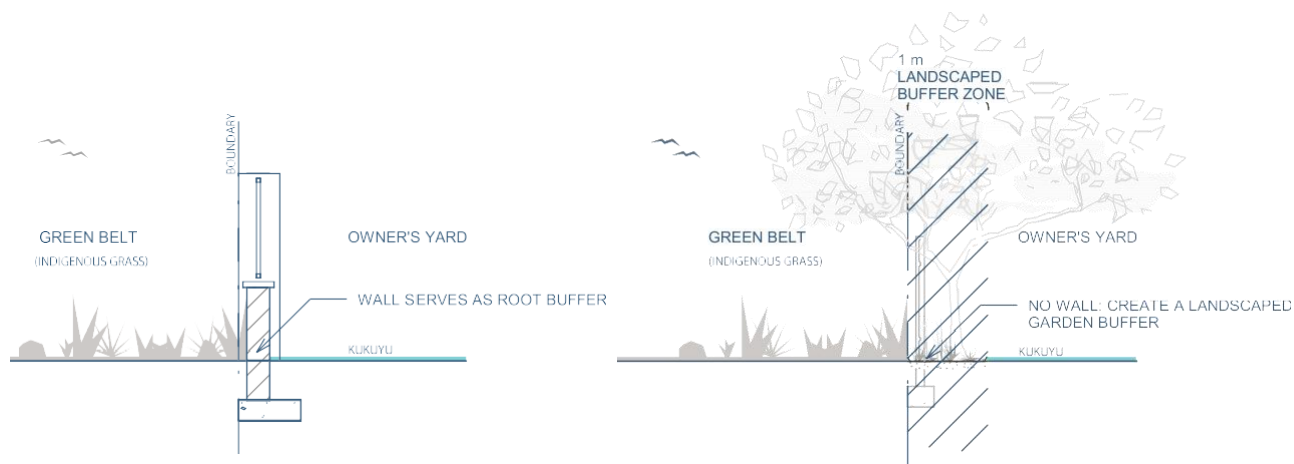
- the plan is to be referred to as the 'LANDSCAPE PLANTING PLAN' and runs parallel to the Architectural Plan Evaluation Process.
- the plan is to be submitted to the HELDERFONTEIN LIFESTYLE ESTATE office via email in PDF format to admin@helderfontein.org for evaluation by the ecologist.
- there is no fee payable.
- 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.
- HLRE will respond with comments within 7 (seven) 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. They must then submit a new A1 drawing in PDF format to admin@helderfontein.org; and
- the plan is to be referred to as the 'LANDSCAPE PLANTING PLAN'. The plan is to be submitted to the Helderfontein Lifestyle Estate's Office.

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.

Any type of lawn may be used within the property, but only indigenous landscaping may be used on the road verge.

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

19.1 ROAD VERGES

Considering the natural beauty of the area, owners may wish to retain a portion of their stand in its natural state; however, the area between the street boundary and the building line must be landscaped. Every homeowner is required to landscape the sidewalk to comply with the environmental and landscaping conduct rules. It is also recommended that the verge allows for pedestrian accessibility. No artificial stones or concrete bollards are allowed on the verge. No gooseneck intercom or similar structures are allowed on the verge.

Lawns and gardens must be maintained in a lush and weed-free condition at all times. The garden landscaping must be completed when the final inspection is requested.

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

19.2 CUT AND FILL LIMITS

At no point may the cut or fill exceed 1 meter from the natural ground line building line and stand boundary line. In the case where a house is situated constructed one meter max from the perimeter of the house.

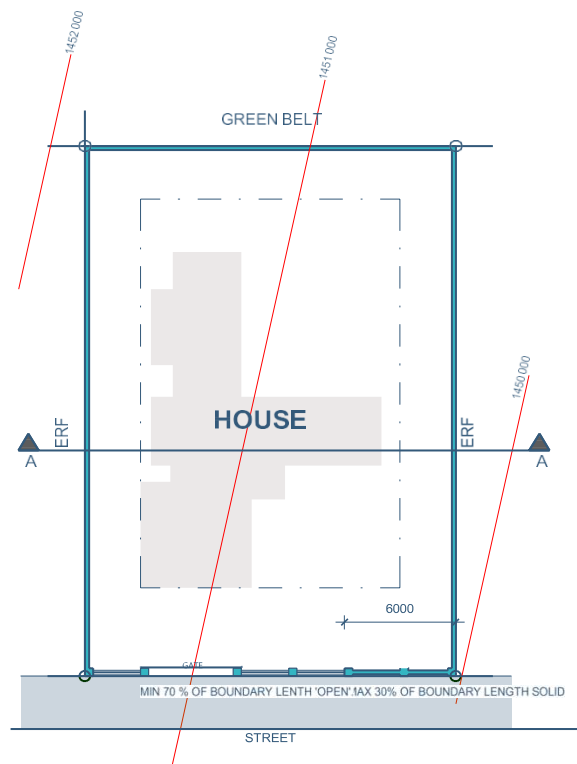
The fill limitation of 1 meter also applies to timber decks. The top of timber 1 meter above natural ground level.

CUT AND FILL LIMITS

Helderfontein Lifestyle Estate Architectural & Landscaping Guidelines – January 2025 - Final

The fill limitation of 1 meter also applies to timber decks. The top of timber decks and paving around pools may not exceed 1 meter above natural ground level.





EXAMPLE OF CUT AND FILL SECTION

20. TREE POLICY

It is environmentally significant and important to complement our existing diverse and surprisingly rich natural spaces with landscaping that “adds value” from an environmental perspective thus integrating our living spaces with our natural environment. Sensible landscaping will add significant value to property values, running costs and your day to day living environment. Landscaping can either mature into an important investment or become a liability with a lot of irreplaceable time lost.

Recommended species should thrive within our highveld conditions, so it makes sense to utilise species naturally occurring in the highveld. It is however notable that “new habitat” is created by buildings which offer warmth and protection for species not naturally occurring on the highveld, so this does expand the scope of appropriate indigenous trees we can utilise, within reason. The attached list takes this into consideration. All of these trees are water-wise and attract and support our indigenous birds, bees and butterflies.

There are many things to consider, like how big the tree grows and whether the tree has an aggressive root system or not. Trees can potentially damage roads, paving, walls, foundations and other infrastructures such as water pipes and stormwater drains. There are a number of magnificent Coral trees planted right up against houses on the estate, beautiful, but wait until that invasive and powerful root system gets a hold. Large trees can also potentially fall on houses, damage cars or worse. River bushwillows, for example, can potentially grow extremely fast and are then naturally prone to falling and continuing

their existence from a horizontal position or having large branches breaking off. There is nothing more magnificent than a Huilboerboom in flower until you park your car underneath it on your driveway. As tempting as it is to include the lovely Bushmans Poison tree, this would just not be a good idea and is potentially lethal were a child to eat the berries.

Many useful architectural aspects can also be considered, for instance, deciduous trees such as White Stinkwoods are great for summer shade but yet when their leaves fall, allow the sun to warm your living room in summer.

20.1 RECOMMENDED PLANT LIST

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 Erthryophyllum
<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>	Crocsmia 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

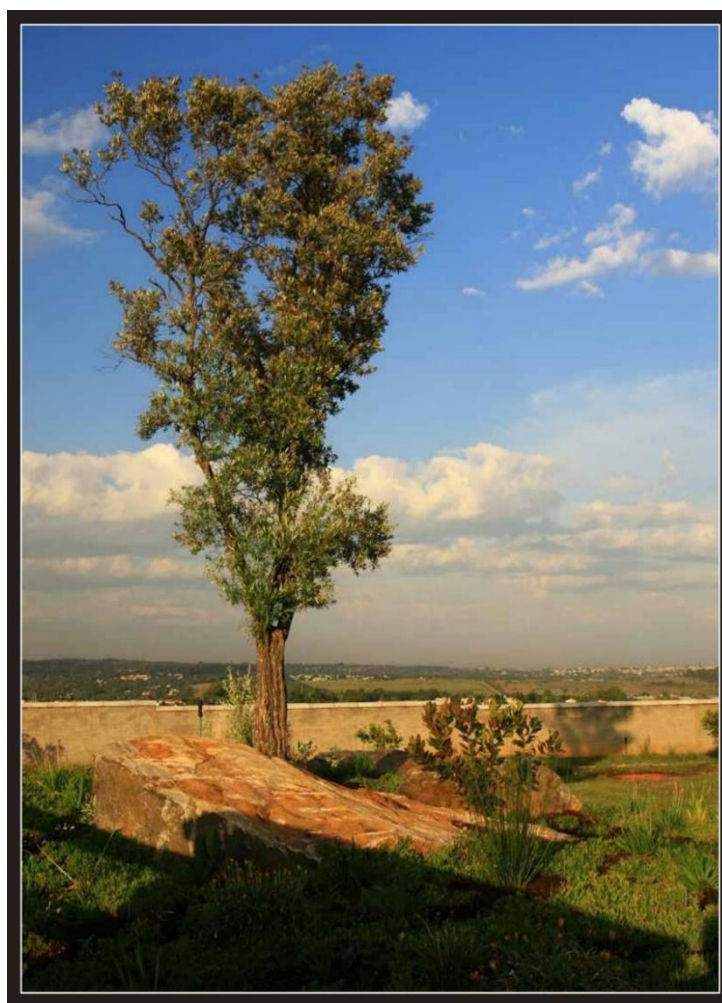
21. GENERAL

These rules are to be read in conjunction with the Agreement of Sale between the homeowner and the developer and the constitution of the Homeowners Association, including any amendments to it.

Even if a homeowner may have complied with these set out rules, the development company or Aesthetics Committee 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.

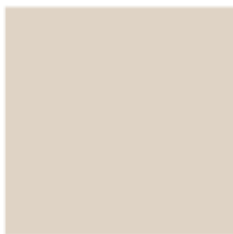
The Aesthetics Committee will in its absolute discretion, be entitled but not obliged to waive any of these guidelines but any waiver granted shall not constitute a precedent that will automatically be applicable to any other homeowner(s). Homeowners must be members of the Homeowners Association.

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 development company's decision shall be final and binding on the parties concerned.



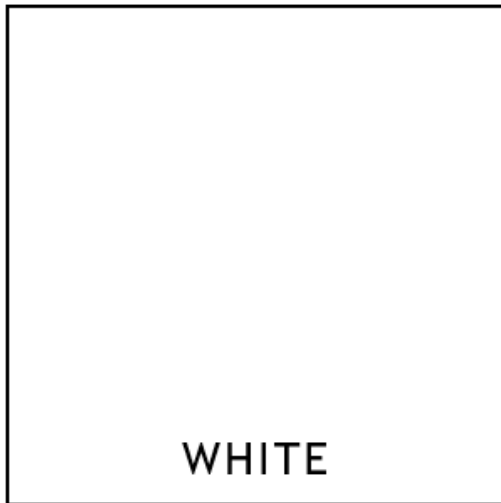
ANNEXURE 1: APPROVED COLOUR PALETTE

APPROVED COLOURS

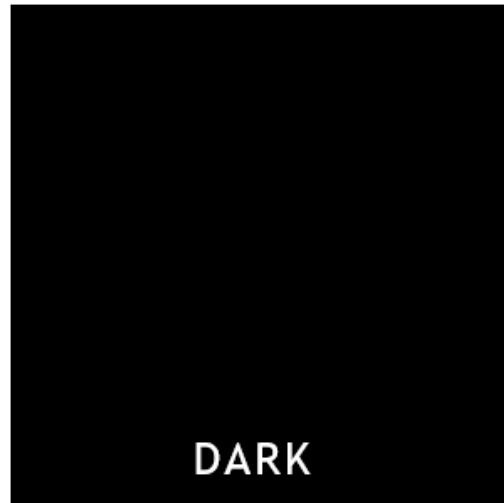
			
PAPYRUS 22	STATUED 23	SOMBRERO 24	HUDSON 26
			
WINTER SAVANNA 27	CHAPS 28	SAFARI TAN 29	TRADE WINDS 30
			
WILTED LEAF 31	CREAM OF MUSHROOM 32	GOLDEN POP 33	ESCARPMENT 34
			
CARAMEL HAIR 35	STUFFING 36	SERIOUS 37	STERLING 39
			
LIGHT GREY ALUMINIUM 44	GEVENA MORN 51	CRETE SHORE 52	RIVER CLAY 69

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 2: 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 Helderfontein Lifestyle 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.

.

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.

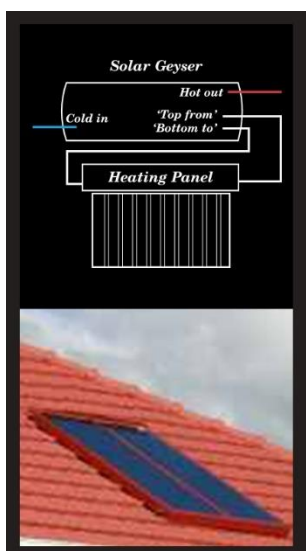
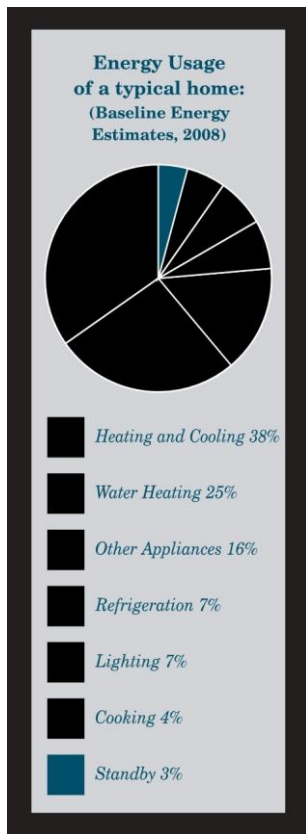
Although local authorities are primarily responsible for waste collection and disposal, it is increasingly becoming more important that the public accepts co-responsibility. Extensive debates on the topic of 'sustainable development' continue to be held and it is acknowledged that the emphasis needs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

Helderfontein Lifestyle 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; and
- 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. 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 estate.

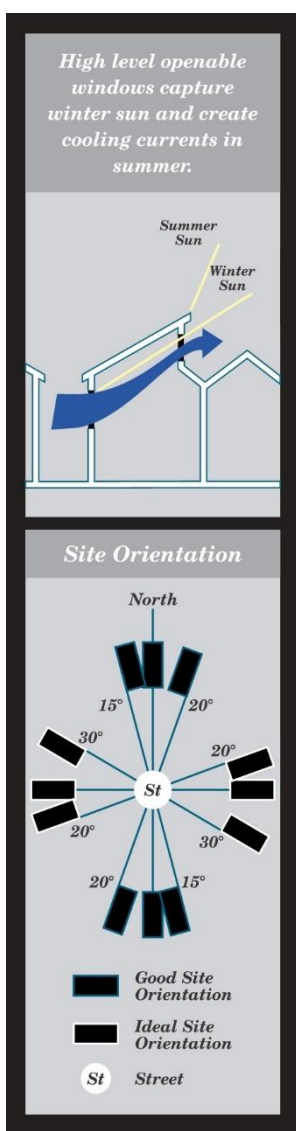
SA must be pro-active in following the global trend towards phasing out the use of incandescent (GLS) lamps; compact fluorescent lamps (CFLs) and LED's are the preferred energy efficient option for lighting applications; further energy savings can be achieved by using natural light through sky lights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

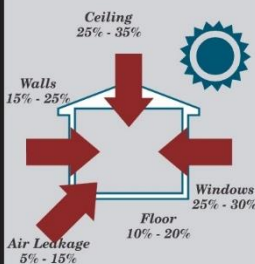
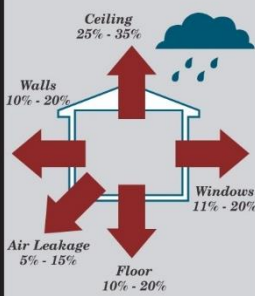
Shading

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,

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.



- Outdoor Temp.
- Light Timber-framed building.
- Heavy building with external insulation.
- Heavy building set into and partially covered with earth.

as low morning and afternoon sun from these directions can be more difficult to 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.

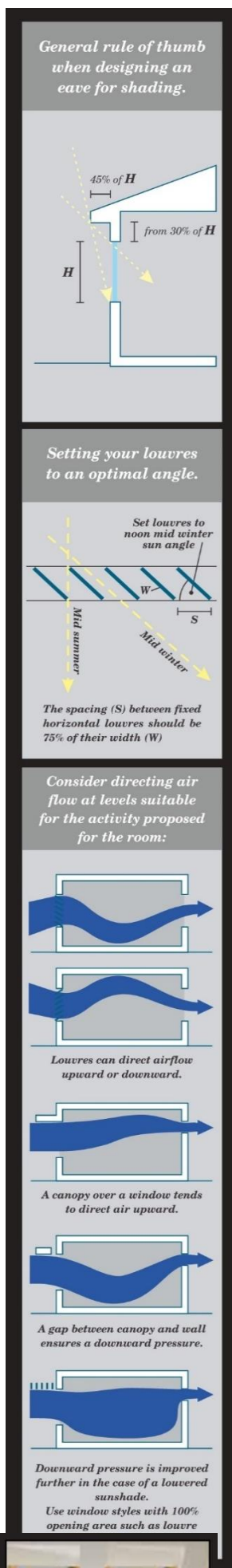
In general, living areas should be grouped along the north façade and bedrooms along the south or east façade. Living areas and the kitchen are usually the most important locations for passive heating as they are used in the day and in the evening. Bedrooms require less heating as it is easy to get warm 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 areas, 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.

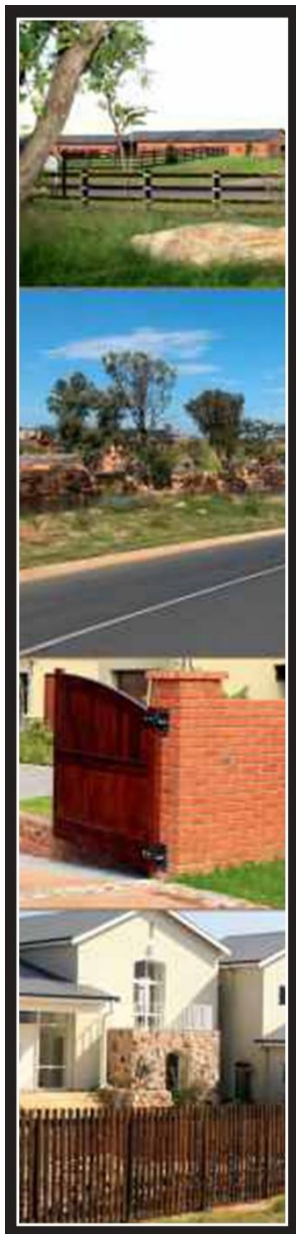
The landscaping in the development area should be of a continuous style and theme. One has to bear in mind that landscaping is more than just aesthetic. The environment must inform the design and layout of the site. The landscape design must be an integral part of the planning and not an aesthetic after 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.
- 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 technologies. 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 Helderfontein Lifestyle 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 endeavor 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 Helderfontein Lifestyle 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 owner 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 Owners 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 Owners 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 Owners Association in future without the development company's written consent.

ANNEXURE 3: STANDS AS PER CLAUSE 9.1

Riverside View Ext 97 - 99: Phase 4

Stands : 5290 to 5296 and 5300 to 5300

Stands that may be 3 storeys, subject to approval : 5290 to 5295



ANNEXURE 4: 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 Home Owners Association 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 Home Owners Association 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 Home Owners Association's requirement, the size and details are obtainable from the Home Owners Association. 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 in terms of the ENVIRONMENTAL AND AESTHETIC APPEARANCE section of the Estate Rules.

Should the Home Owners Association have any concern with the conduct of the contractor and/or sub-contractor, the Home Owners Association may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified which may do at any time and 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 undertake to comply with the above points, in addition to any further controls which may be instituted by the Home Owners Association 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 BOARDS AS PER THE HOME OWNERS 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 builders. Builder's 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 template can be obtained from the sales office along with a list of preferred suppliers.

2000mm	1500mm	
		
	HELDERFONTEIN ESTATE	
	Stand No: No. Stand Size: Sizem²	
	Erf No: No. Street Name	
	Client:	
	Logo (if applicable)	Clients Name Contact Person Telephone Number Fax number
	Project Architect:	
	Company Logo	Company Name Contact Person Telephone Number Fax number
	Project Engineer:	
Company Logo	Company Name Contact Person Telephone Number Fax number	
Contractor:		
Company Logo	Company Name Contact Person Telephone Number Fax number	
		
Head Office / Sales 011 300 8700, Nick: 082 941 0211, Pedro: 082 371 7613		
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.		



HELDERFONTEIN ESTATE

Stand No: *No.*
Erf No: *No.*

Stand Size: *Size m²*
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, Nick: 082 941 0211, Pedro: 082 371 7613

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.

ANNEXURE 5: Form A – BUILDING APPLICATION

Form A – Aug 2024



HELDERFONTEIN
ESTATE

BUILDING PLAN APPLICATION FORM

Date of Submission	
Submitted by	

NOTE:

- Homeowners are required to make use of a registered, practicing, Architect (i.e. Professional Architects with a university degree “Pr Arch”) and may not use any technician, draughtsperson, design or drafting bureau for the design of their house.

Submission deadlines and format:

- Plans to be submitted electronically before **Tuesday, 14h00** via We Transfer in PDF format.
- Phase 1 submission: Plans in A1 PDF format (Max. 3 Sheets)
- Phase 2 submission: Plans in A1 PDF format (Max. 5 Sheets)
- Please take note that a landscape planting plan must be submitted to the Helderfontein Residential Estate for review by the ecologist. Proof of approval must be provided to our office prior to final approval of architectural plans.

Submission fees:

- New Dwelling:
 - **R9 650.00** for a new concept submission.
 - Should the concept plan not be approved after the **second (2)** submission, an additional **R5 120.00** submission fee will be payable with the **third (3)** concept submission.
- New Amendments/Additions:
 - Amendments or additions between - (0 – 10 m2) : **R1 650 .00**
 - Amendments or additions between - (10 – 50 m2) : **R5 120.00**
 - Amendments or additions larger than - 50m2 : **R9 650.00**
 - Should the Amendment/Addition plan not be approved after the **second (2)** submission, an additional **R1 650.00** submission fee will be payable with the **third (3)** submission.
- 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 is as follow:
Bank _____
Name of Account _____
Account No _____
Branch _____
Branch Code _____
Ref _____ Stand No and Estate Name

Stand No		Ext	
Owner Name		Owner Surname	
Owner Contact No		Owner E-Mail	
Architect Name		Architect Contact No	
Architect SACAP No	Pr. Arch	Architect E-Mail	

The onus to determine cadastral information, specific restrictions and positions of services (Sewer, water, electricity, data, lamppost, fire hydrant) for a stand, rest with the owner 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 Home Owner/Lessee 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 Home Owner/Lessee 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 Home Owner/Lessee 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 Home Owner/Lessee shall be prohibited from commencing with construction prior to the approval of the said amended building plans.
- 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.

OWNER		
ARCHITECT		
	SIGNATURE	DATE

ANNEXURE 6: Form B – CHECKLIST FOR BUILDING APPROVAL

Form B – Aug 2024



HELDERFONTEIN
ESTATE

C1:

WD:

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

Date		HOA Evaluator	
Stand No		Estate	
Owner		Pr Arch Reg Nr	
Architect Name		Architect E-Mail	

1. The Site Development Plan
- ✓ = Yes X = No
- P1 - Concept Design
- P2 - Working Drawings

- North Point
- Contours
- Stepping house with contours. (Provide cut and fill diagrammatic section perpendicular to site slope.) FFL max 1000 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

C1	WD	Notes

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.)

Estate Building Lines

- Street
 - 3m to garage
 - 5m to house
- Side aggregate of 6m, min. of 2m
- Midblock
 - 3m single storey
 - 4m double storey

Building within building lines

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

2. Landscaping

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

- Landscaping Note on SDP. (Landscape planting plan to be submitted to the Estate Ecologist – See point 1 under comments).
- Heritage trees indicated on site plan (Add note if none)
- 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 % enclosed, 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. 1000mm 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)
- Gable width Max: 7m for double storey
- Gable width Max: 8m for single storey

5. Privacy toward Neighbouring Properties
(Balconies, only North allowed without neighbour’s 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 (No printed swatches)
- 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)
 - 17,5º - 45º 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
- Position of solar water heaters
- Position of PV panels (Not visible from street)
- Position of air conditioning units
- Position of pool pump
- House number and lettering not less than 100mm and not larger than 300mm.
- Washing lines not visible from street or parks or greenbelts or common areas.

9. Passive design

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

C1 Comments:

1. Landscape Procedure:

The Landscape/Planting Plan should comply to the minimum requirements for adjudication.

- It needs to be an A1 drawing on a sheet separate to other architectural drawings;
- Botanical names for the plants;
- Plant list on the drawing;
- The trees to be clearly annotated.
- Full details for the verge/common area planting and hard landscaping.

Please e-mail the plan to admin@helderfontein.org, Attention: Sandy

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

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

ANNEXURE 7: Form C – DESIGN & CERTIFICATION UNDERTAKING

Form C – Aug 2024

REGISTERED PROFESSIONAL – DESIGN AND CERTIFICATION UNDERTAKING

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

YEAR _____

I _____,

of _____

Do hereby commit to the increasing of the property values of Helderfontein by promoting good architecture and undertake to remain in good standing with the, Helderfontein’s Home Owners 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.
- Undertake to do three compulsory site inspections namely:
 1. To confirm that 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 1000 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.
 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 systems.

SIGNATURE: ARCHITECT _____

DATE _____

ANNEXURE 8: Form D – ARCHITECTURAL ACCREDITATION APPLICATION

Form D: June 2023



HELDERFONTEIN
ESTATE

ARCHITECTURAL ACCREDITATION APPLICATION

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

YEAR _____(To be submitted annually)

Name and Surname	
Company Name	
SACAP Registration Number	Pr. Arch
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 Helderfontein and agree to apply these to my submissions.
2.	I have accepted and signed the design undertaking as pertains to Helderfontein.
3.	I am aware of the plan submission and approval processes as pertains to Helderfontein.
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 inform the Aesthetics committee accordingly.
7.	I understand and agree to abide by the demerit points system and any possible suspension there from.

ARCHITECT		
AESTHETICS COMMITTEE		
	SIGNATURE	DATE

ANNEXURE 9: Form E – DEMERIT POINT SYSTEM

Form E: Aug 2024



HELDERFONTEIN
ESTATE

DEMERIT POINTS SYSTEM FOR REGISTERED PROFESSIONALS

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

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 twelve (12) or more demerits, the registered professional will be suspended for a period no less than one (1) months, per demerit point; or as determined by the Helderfontein HOA Aesthetics Committee and Building Control Committee.
- Suspension will be effective immediately and no further submissions will be considered.

ITEMS DEFAULTED ON	POINTS
--------------------	--------

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

Form F: Aug 2024



APPLICATION FOR AMENDMENTS / ALTERATIONS / ADDITIONS TO PLANS

Date of Submission	
HOA Evaluator	

Stand No		Ext	
Owner Name & Surname		Owner 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:

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 _____

ANNEXURE 11: Form G – FINAL COMPLETION CHECK LIST

Form G: Aug 2024



HELDERFONTEIN
ESTATE

APPLICATION FOR COMPLETION CERTIFICATE INSPECTION

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

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

Construction	Owner	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		
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 neighbors stands		
Air-conditioning units not visible from street, greenbelt or GFL of neighbors 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.		
No pool discharge into common properties.		
No external geyser tanks allowed / heat pumps to be screened		
House number installed to specifications		
Gas 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 1000 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.	

Please note:

A first (1st) and second (2nd) inspection is included in the plan submission fee. A call out fee of R2 500.00 will apply to every subsequent inspection that might be required. Proof of payment must be send to inspections@studious.co.za before any further inspection will be conducted.

- Bank details is as follow:

Bank	_____
Name of Account	_____
Account No	_____
Branch	_____
Branch Code	_____
Ref	Stand No and Estate Name

Owner name and ID

Date

I agree that my typed name above can be used as a digital representation of my signature

Inspection comments:

Aesthetics Committee:

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

Signature Inspector



Tel: +27 861 636 333

Fax: +27 11 300 8790

homes@century.co.za

www.century.co.za

P.O.Box 70406, Bryanston, 2021, South Africa