



5. ARCHITECTURAL GUIDELINES

5.1. INTRODUCTION

5.1.1. The role of the guidelines is to establish the intent for design and development of the village and provide the framework within which development and building applications can be evaluated. The guidelines as set out below are in addition to any regulation or by-laws of the local authority. All structures must also comply with the National Building and NHBRC Regulations as prescribed.

5.2. GENERAL

5.2.1 PAYMENTS

5.2.1.1. A member shall not be entitled to submit his building plans to the ASC, unless and until he has paid all levies and any other amounts due and payable to the HOA in full, from whatsoever cause arising;

5.2.1.2. With submission, a once off plan scrutiny and approval fee is charged.

5.2.2 DEVELOPMENT DEPOSIT

A refundable non-interest bearing "Development and Street Light deposit" shall be paid by a member, upon submission of his development plans to the ASC to cover the cost of the under mentioned. Such deposit shall be refunded to the member on request, upon completion of the building activities, and after the member has fully complied with the following requirements:

- 5.2.2.1. Planting of grass and where applicable trees on the sidewalk and the member's own stand and the repair of any damage to the sidewalk, caused as a result of building activities;
- 5.2.2.2. Removal of all rubble, rubbish and building materials left on the sidewalks, adjoining stand/s, open spaces and the member's own stand;
- 5.2.2.3. Repairs to any damaged street furniture, streetlights, litter bins, benches, etc.;
- 5.2.2.4. Repairs to any damaged telecommunication, water or electricity boxes or any manhole covers;
- 5.2.2.5. Repairs to any damaged kerbs or storm water drains on the stand boundaries;
- 5.2.2.6. Repairs to any damaged paving and concrete spilt on paved surfaces and not cleaned up properly;
- 5.2.2.7. Repairs to damaged water irrigation pipes or sprinklers;
- 5.2.2.8. Repairs to any cable or pipes damaged during any excavation activities;
- 5.2.2.9. Submission of an Occupation Certificate issued by the Local Authority;
- 5.2.2.10. All boundary walls are plastered and painted (plastered on both sides if garden wall faces the outside of the Property);
- 5.2.2.11. All plumbing exposed from the first floor as well as any electrical and/or other piping or wiring are boxed in
- 5.2.2.12. Removal of all sign boards;
- 5.2.2.13. Payment of any and all outstanding levies, fees and penalties.

5.2.3 COPIES REQUIRED

5.2.4.1. Four copies of the building plans (final drawings) and elevations to be submitted. One copy shall be retained by the ASC for its records, and the others returned with a stamped approval and/or comments to the member for submission to the Local Authority.

5.2.4.2. Building plans to include:

- Dimensions, materials and finishes of all built structures, surfaces, walling and fences;
- The position, design specification and size of all site details not forming part of the essential structure (e.g. satellite dishes, antennae, air conditioning units);
- Indicate the position and type of existing trees, differentiating those to be removed and those to be retained;
- Proposed landscaping, with a list of plants for each landscaped area.
- A site development plan

5.2.4.3. Site Development Plan to include details of:

- Parking areas. Parking for a minimum of 2 vehicles shall be provided, not intruding into the road reserve nor onto the pavement and excluding the double garage;
- The open spaces (e.g. laundry yards, private gardens and landscaped areas);
- Positioning of all buildings;
- Sections from the North, East, South and West angles showing the envelope as described in 5.2.8.
- Building lines, servitudes and other restrictions;
- Storm water management;
- Permitted coverage;
- Actual coverage;
- Permitted FAR;
- Actual FAR;
- Cadastral information (i.e. boundary dimensions, north point, etc.);
- Proposed floor levels, ground contours and number of storeys;
- The stand numbers of the stands adjacent to the relevant stand, as well as adjacent street names;
- Any additional relevant information required by the ASC.

5.2.4 APPLICATION OF GUIDELINES

5.2.4.1. All site development and building plans received will be evaluated against the architectural guidelines. The intent of the guidelines to be defined in each case. Should a member wish to erect a residence that is not fully in line with the guidelines, the specific application will be evaluated on merit and its potential impact will thus be determined. Should the result of the evaluation be favourable, the application could be approved.

5.2.4.2. The ASC will evaluate and permit only five building styles within the Property. These styles contribute to the rural earthy feel of the Property. The five styles permitted are:

Tuscan

French Provencal

Georgian

English Country

Irene Farm Village style

5.2.4.3 Details of the various styles can be obtained from the Estate Manager's office

5.2.5 TOWN PLANNING

5.2.4.3. The guidelines set out below, are in addition to any restrictions/ requirements imposed by the conditions of title, town planning schemes or national or any other building regulation, including requirements laid down by the NHBC for this development. Notwithstanding that any plans or improvements shall comply with any such restrictions/ requirements imposed by third parties, the approval of any plans or improvements within the Property, shall be at the sole discretion of the ASC. Similarly, compliance with the guidelines imposed by the ASC shall under no circumstances absolve the member from the need to comply with the restrictions/requirements imposed by third parties, nor shall ASC approval be construed as compliance with the requirements imposed by town planning schemes, building requirements or as permitting any contravention of restrictions of any authority having legal jurisdiction.

5.2.6 DWELLINGS

5.2.6.1. Any dwelling erected on a stand shall have a minimum floor area of 160 square metres on the ground floor;

5.2.6.2. The ground floor coverage of a double storey dwelling shall not exceed 50 % (fifty percent) of the area of the stand, and the upper storey shall not exceed 60 % (sixty percent) of the actual built area of the ground floor, in order not to exceed the maximum FAR ("floor area ratio") of 0.8. Building a dwelling with 50 % coverage and 60% of that 50% on the first floor shall give a FAR of 0.8 (Example $0.5 + (0.6 \times 0.5) = 0.5 + 0.3 = 0.8$). Basements are exempted from FAR. Double volume spaces and staircases however do form part of the FAR. Double volume and staircases must be calculated twice.

5.2.7 HEIGHT RESTRICTION

5.2.7.1. Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8.5 (eight comma five) meters above the natural ground level vertically below that point. Architectural projections e.g. chimneys are excluded from this limitation.

5.2.8 BUILDING LINES

5.2.8.1. No structures shall be erected outside the building lines imposed by the town planning scheme provided that the ASC shall in its sole and absolute discretion be entitled but not obliged, to support an application to the Local Authority for the relaxation of those building lines. Details of the building lines imposed by the Local Authority are obtainable from the Estate Manager or from the Local Authority building control department;

5.2.8.2. Building lines prescribed by the HOA forms an envelope on the member's stand. The purpose of the use of the envelope is to ensure that stands can be developed optimally, i.e. built volume on each stand is maximised in a way that does not adversely affect neighbouring stands. Note that chimney's are allowed to protrude out of this envelope;

5.2.8.3. Example drawings of the envelope is attached in appendix B, while the basics are:

5.2.8.3.1. For the first 3 meters of each site on the street side boundary of the stand (of the stand, NOT THE STREET) no building is allowed whatsoever. This is to ensure an open, spacious and interconnected ambience to the development;

5.2.8.3.2. The front/street angle of the envelope is 45° in the case of a totally 'flat' stand. On angled stands, add or subtract the gradient of the stand to the 45°, depending whether the angle is positive or negative;

5.2.8.3.3. The back angle is 1 metre from the boundary, and for double stories, 70° to the horizontal, starting from 3 metres high;

5.2.8.3.4. The side angle is 1 metre from the boundary, and for double stories, 60° to the horizontal, starting from 3 metres high;

5.2.8.3.5. Although the envelope is 3 metre high on its sides, the stand boundary walls/art is limited to 1.8 metres.

5.2.9 TIME LIMITS FOR CONSTRUCTION AND OCCUPATION

5.2.9.1. No building operations shall be executed on Saturdays, Sundays or public holidays under any circumstances;

5.2.9.2. Building operations on respective stands shall commence within the period as contracted initially with the Developer by the first owner and be completed within 12 months thereafter. If not, a penalty shall be applied,

without prejudice of any of the HOA's rights to take whatever steps are necessary in terms of the Articles or in law;

5.2.9.3. The penalties mentioned in 4.6.6.2. are:

5.2.9.3.1. Two (2) times the normal monthly levy for the first six months after date of expiry,

5.2.9.3.2. Three (3) times the normal monthly levy for the next three months, and

5.2.9.3.3. Four (4) times the normal monthly levy, until 31 August 2007;

5.2.9.3.4. Penalties regarding empty stands after 31 August 2007:

5.2.9.3.4.1. R250.00 per day with effect from 1 September 2007, if the approved house plans by the City of Tshwane building department is not submitted on or before 31 August 2007;

5.2.9.3.4.2. R250.00 per day if building activities has not commenced within a period of 12 months calculated from 15 February 2007;

5.2.9.3.4.3. Prior to 31 August 2007 and during the building period the penalties referred to in 4.6.6.2 will be in force;

5.2.9.3.5. The penalties mentioned in 4.6.6.2. are only to be lifted on presentation of an occupancy certificate issued by the Local Authority to the Estate Manager;

5.2.9.3.6. Stands purchased, subsequent to the initial purchase, for the purposes of building would receive a fifteen (15) month exemption on the following conditions;

5.2.9.3.6.1. Building plans submitted to the HOA for approval within three (3) months from date of registration, and

5.2.9.3.6.2. Building activities to be completed within 15 (15) months from date of registration

5.2.9.3.7. Should any one of the conditions in 4.6.6.5 not be adhered to, the penalties as per 4.6.6.2 will be back dated to the date of registration;

5.2.9.3.8. No building equipment, materials, building rubble or refuse may be dumped or stored on any adjoining land, any road, open spaces, sidewalks or anywhere else on the Property, under any circumstances.

5.2.10 WATER

5.2.10.1. Water for household use on the Property is supplied by the Local Authority. All stands on the Property are serviced for water supply. Application has to be made for a water connection on each individual stand at the water department at the Local Authority. The Local Authority shall after application and payment of the prescribed fee, do the installation of a water meter, for each stand.

5.2.11 SEWERAGE

5.2.11.1. The sewerage connections for the Property are all supplied by the Local Authority. All proclaimed stands are already serviced.

5.2.12 ELECTRICITY

5.2.12.1. All proclaimed stands are already reticulated by the Local Authority for electrical supply. The Local Authority shall after application and payment of the prescribed fee, install an electricity meter, for each stand.

5.2.13 OTHER

5.2.13.1. Exterior Treatment

5.2.13.1.1. All finishing materials, colour combinations and combinations of finishing materials must be submitted to the ASC for approval before submission of building plans to the local authority. The above mentioned must form a harmonious whole with the surrounding residences and general area. The various styles permitted in the estate, will all contribute to the rural earthly feel of the estate. All building plans and designs will therefore be

evaluated within the said framework. Details of the various styles can be obtained from the Estate Manager's office;

5.2.13.1.2. Only window frame materials and designs forming part of the particular architectural design will be allowed.

5.2.13.2. Walls

5.2.13.2.1. Wall finishes may be plastered and painted, face brick or stonework. No raw or unfinished plaster will be permitted. In cases where rough or textured plaster work, or a paint-technique finish is proposed, the ASC may request a sample before granting approval. External woodwork - for instance exposed beams, pergolas, shutters, etc. must be regularly maintained to the satisfaction of the HOA. All painted surfaces must be regularly maintained to the satisfaction of the HOA. All exterior walls without a roof must have a coping that meets with the approval of the ASC.

5.2.13.3. Roofs

5.2.13.3.1. Roofs may be gabled or hipped as is appropriate to the architectural design of the home. Roofs will be evenly double-pitched and such double-pitched roof will constitute no less than eighty (80) percent of the roofed area of the dwelling, including outbuildings and patios. The remaining roofed area may be flat-roofed. Flat roofs must be constructed as a concrete slab surrounded by parapet walls and a non-reflective finish. No monopitches will be allowed. Calculations for the pitched and flat roof ratios must be included with the building plans for approval;

5.2.13.3.2. Concrete tiles and slate roofs are permitted. Colours are to be approved by the ASC who may request a sample of the intended tile if necessary. No thatch or metal sheeting will be permitted.

5.2.13.4. Garages

5.2.13.4.1. Colours and/or design of the doors are to be approved by the ASC who may request a sample of the intended garage doors. No sink/metal sheeting will be permitted. The following garage doors will be allowed:

- Wood,
- Powder coated metal imprints, and
- Wood/steel combinations;

5.2.13.4.2. No garage, tool shed or storage room placed separately from the residence will be allowed without the approval of the ASC. Each dwelling shall have a private lock-up garage for a minimum of two and a maximum of four vehicles. Any carports must be approved by the ASC within the framework of the total design of the residence and aesthetical quality of the area. No shade netting will be permitted.

5.2.13.5. Driveways

5.2.13.5.1. All driveways shall have a paved, stable, permanent surface. No painted or asphalt driveways will be allowed. The following driveway materials will be allowed:

- Brickwork
- Pavers (excluding interlocking pavers)
- Cement cobbles or simulated stone cobbles.

5.2.13.6. Swimming Pools and Tennis Courts

5.2.13.6.1. Any swimming pool or tennis court to be constructed to the specifications of the ASC, which include, but are not limited to the following:

- Composition of the construction material thoroughly tested and accepted by the industry for such construction;
- Fencing of a pool area on the street frontage must be in harmony with the architectural design of the dwelling. No sparrd steel fencing will be allowed;

5.2.13.6.2. Any pool area otherwise accessible from public areas must be provided with a childproof gate.

5.2.13.7. Sight distance at intersections

5.2.13.7.1. No walls, hedges, shrubs and/or foliage higher than one (1) metre will be allowed on corner stands within the street splays as created by a street intersection. Any trees within these areas shall be maintained in such a way as not to interfere with sight distances.

5.2.13.8. Air-conditioning units

5.2.13.8.1. Any such units on the outside of walls shall be effectively screened and camouflaged to the satisfaction of the ARC.

5.2.13.9. Awnings

5.2.13.9.1. Only awnings, canopies or shutters as approved by the ASC will be allowed.

5.2.13.10. Antennae & Aerials

5.2.13.10.1. No antennae or aerials (including satellite dishes) affixed to a building shall protrude above the highest point of any building without the approval of the ASC.

5.2.13.11. Signs

5.2.13.11.1. With the exception of professional signs not exceeding dimensions of 300mm by 600mm, no other signage will be allowed. Property agents marketing boards will only be allowed directly in front of the relevant property. A standard size for these boards will be determined by the ARC. Only agents approved by the HOA may operate within the Property.

5.2.13.12. Boundary Fencing/ Walling

5.2.13.12.1. All boundary fencing will consist of brickwork, or any other material approved by the ASC. No pre-cast walling of any nature will be allowed. No street frontage boundary fencing of any kind will be allowed. Side boundary fencing between the relevant envelope for the dwelling and the street boundary is restricted to a natural hedge not higher than 0,5 metres.

5.2.13.13. Miscellaneous

5.2.13.13.1. Solar heating panels, if used, shall be incorporated into the buildings to form part of the basic structure and shall be clearly shown on drawings. No exposed pipes are permitted above the first floor level;

5.2.13.13.2. Outbuildings and additions shall match the original design and style, both in elevation and in material usage;

5.2.13.13.3. Staff accommodation and kitchens shall open onto a screened courtyard or patio;

5.2.13.13.4. Yard walls and screen walls shall complement the basic materials of the buildings;

5.2.13.13.5. All washing lines and kitchen courtyards or entrance to staff quarters shall be fully screened from the street elevation or other visible elevations, i.e. from the open spaces or neighbouring stands;

5.2.13.13.6. All geysers and pipes fitted outside on flat roofs are to be enclosed in an aesthetical pleasing enclosure;

5.2.13.13.7. All plumbing drain pipes from the first floor level shall be enclosed or screened from public view from the street or the open spaces and from neighbouring properties. (Cavity wall or duct designs are encouraged). To screen ground floor ventilation OVPs and drainpipes, landscaping is encouraged;

5.2.13.13.8. No porta-pools above natural ground level shall be permitted;

5.2.14 SERVITUDE

5.2.14.1. There is a four (4) meter security servitude on the perimeter fence. No structures may be erected and no gardening, other than the planting of grass is permitted within the servitude.

5.2.15 GEO-TECHNICAL STANDARDS

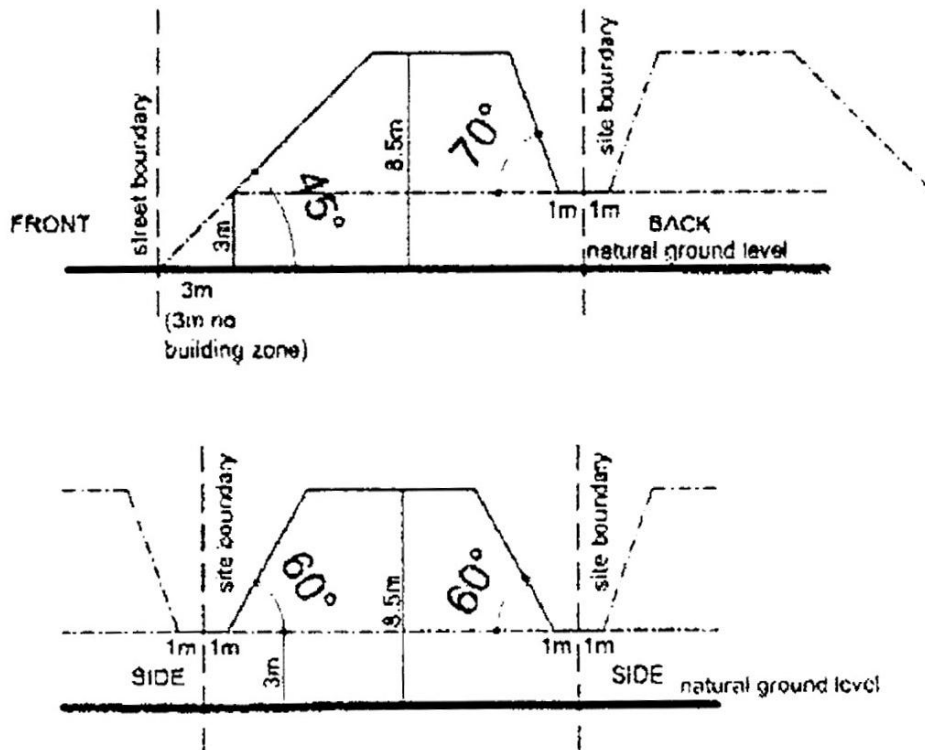
5.2.15.1. All members shall adhere to all the recommendations made in the geo-technical soil report which is available at the office of the Estate Manager.

5.2.16 LANDSCAPING

5.2.16.1. All members are encouraged to plant exclusively indigenous trees and shrubs in their private gardens to assist in collectively attracting bird and insect life to the Property.

5.2.16.2. The landscaping of the open spaces and pedestrian pathways shall be approved by the HOA

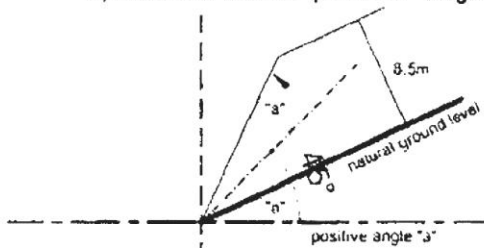
APPENDIX B – BUILDING ENVELOPE:



The "front" angle is at 45 degree in the case of a totally "flat" site.

On "angled" sites, determine one "average" angle:

- on sites with a "positive" angle, add that average angle to 45 degree.



- on sites with a "negative" angle, deduct 75% of angle "a" from 45 degree.

