

The Purchaser accepts the contents of this schedule in its entirety.



DESIGN GUIDELINES

20th Edition July 2025

This document must be consulted prior to commencing the design of any property, alterations, extensions or additions, (including exterior facades such as veranda enclosures, exterior finishes/painting and “services” listed in clause 8) or building proposals.

Written approval for all such changes must be obtained from the Architectural Design Review Committee (herein after referred to as “the Committee”) prior to commencement of any such work. The required application form is available from the Estate Manager’s office. Once such changes have been completed final approval thereof in respect of the Association’s requirements must be obtained from the Committee via the Estate Manager’s office.

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1. PRE-AMBLE	The Committee takes cognisance of previous deviations approved by the Developer but reserves the right not to permit any further such deviations. Furthermore any other existing deviations shall not be construed as having set a precedent. Unapproved deviations will be considered on an individual basis.
2. OBJECTIVE	To exercise control over all architectural aspects of the Estate in a reasonable manner, such that traditional Tuscan Architectural vernacular is maintained as far as reasonably possible and in general to ensure conformity with the original themes as set by the developer.
3. INTRODUCTION	This document is for the purpose of guidance only. All submissions will be treated on merit and discussion entered into by the Committee. Rule 16 of the Rules of Conduct confers the right of control upon the Association over any proposed alterations, extensions or additions to any existing dwelling or other structure, which when erected or constructed, are visible from the outside of the building. Rule 16.3 states that any intended contract for proposed alterations, extensions or additions including internal work shall be subject to the Rules for all Contractors, Sub-contractors and Suppliers. Copies of these rules can be obtained from the office of the Association.
4. THE DESIGN GUIDELINES	All areas within the Plantations Estate share common criteria. Through the application of these criteria integrity and homogeneity of style and finish will be achieved. A range of finishes and building elements have been approved and by working within this range, a sense of harmony will be attained. The purpose of the guidelines is to ensure that Plantations follows a harmonious hard and soft architectural language, which encourages old world charm in a contemporary setting. Notwithstanding anything contained in these guidelines, the Homeowners Association reserves the right to make amendments to the building plans submitted, subject to the approval of the Architectural Review Committee.
5. DEVIATIONS	<p>If there are any form of deviations that you decide on during your alterations phase, ensure you submit an application form and engage with the estate office. Please ensure this process is followed PRIOR to actually making the changes to ensure they will be within the acceptable aesthetics and guidelines of the estate.</p> <p>On completion of the work a copy of the <i>approved deviation plans</i>, if applicable, and/or a copy of the completion/occupancy certificate must be submitted to the Estate Manager's office.</p>

<p>6. TOWN PLANNING REQUIREMENTS</p>	<p>The Plantations Estate is designated or zoned by the Municipality as a Planned Unit Development (PUD) 3 zone and as such is not governed by the same constraints as other individual properties in the Outer West.</p> <p>A Site Development Plan is required to be approved by the Municipality within a PUD zone prior to development, which then designates various land uses and development potential for different sites within the zone. The Site Development Plan may be changed from time to time on application to the Municipality, which would seek the comments of the Plantations Home Owners Association and other interested and affected parties prior to amending.</p> <p>In the PUD zone, the Municipality is generally only concerned with the overall configuration and total number of units in terms of the Municipality approved Site Development Plan, as amended, and the height of the buildings, which is limited to two floors unless Special Consent has been obtained. The Municipality has a blanket FAR and Coverage for the estate of 0.5 and 35% respectively. This is calculated as a total including all buildings on an ongoing basis.</p> <p>In this regard, any requests for alterations, extensions or additions to an individual property come under the control of the Committee.</p> <p>The permissible FAR of 0.50 (of the site area) is the total area of the house excluding garages, covered patios (open on at least one side) and store rooms.</p> <p>The permissible Coverage of 35% (of the site area) includes the entire ground storey footprint (ie all roofed elements of the building) on the site.</p> <p>Small or difficult sites will be treated on an <i>ad hoc</i> basis which would entail submitting a motivation for any variances for consideration by the Committee. Plans for all new properties and extensions after formal approval by the Committee and stamped acceptance, shall be submitted to the Municipality for approval.</p> <p>A minimum building line, side space and rear space of 2 metres is required. In exceptional circumstances relaxations may be considered on motivation subject to no services being present in the 2m omnibus servitude. Further to this, the aesthetics of the proposal over the building lines will be considered by the review committee.</p>
<p>7. PLANTATIONS HOME OWNERS ASSOCIATION (PHOA) REQUIREMENTS</p>	<p>All applications will result in the owners requiring to pay a plan approval fee to the PHOA, the amount of which is to be obtained at the time from the estate managers office. These will be invoiced to the levy account of the owner.</p> <p>Owners will also be charged a 'site inspection fee'. Site inspections will take place at the beginning, during and end of the build. These charges will be invoiced to the levy account of the owner.</p>

	<p>Refundable 'verge' deposits are payable by EFT to the designated PHOA account, and must be paid, in full, prior to the commencement of the alterations. The deposit will be repaid once the owner has furnished the PHOA with a final occupancy certificate (issued by the municipality), subject to inspection of the surrounding area of the site. If it is deemed that there are damages to verges or other properties, then the cost of the remedial work will be deducted from the deposit.</p> <p>Building should commence within 6 months of plan approval being obtained from eThekweni Municipality. Building should be completed within 6 months of commencement of build. Should a longer period be required motivation for an extension of time should be submitted for consideration. Penalties will be issued should the timelines be contravened.</p>
<p>8. ALTERATIONS, EXTENSIONS OR ADDITIONS</p>	<p>Attention is drawn to the provisions of Rule 16 of the Rules of Conduct which must be complied with for any alterations, extensions or additions.</p> <ol style="list-style-type: none"> 1. Prior to the consideration of building plans for alterations and additions, the Municipality requires the prior approval of the building plan by the Committee. 2. The Committee may impose various conditions in its approval, which shall be binding on the owner. 3. These conditions may include, amongst others, requirements for using a conveyor belt or pumping of concrete in order to protect stub and/or other roads from concrete tankers or other trucks. 4. A Committee examination fee and a refundable verge deposit, as determined by the Home Owners Association, shall be payable prior to commencement. 5. Prior to the commencement of any alteration or addition, a copy of the Municipality approved building plan shall be lodged with the Estate Manager. 6. The Municipality may, in approving a building plan, impose an infrastructure development contribution, levy, surcharge or similar. Any such requirement will be entirely to the cost of the home owner and not the Home Owners Association. 7. In the event that the alterations and additions commence prior to the lodging of the approved building plan with the Estate Manager and the payment of the fee and verge deposit, a fine equivalent to the verge deposit will be imposed and debited to the owners account. <p>Basic considerations for any request for extensions will include the following:-</p>

	<ul style="list-style-type: none"> • A maximum Floor Area Ratio (FAR) of 0.50 and a site Coverage of 35% is allowed. • A maximum height of 2 storeys, excluding basements as defined below, is allowed unless the approval of the Municipality is first obtained • The floor area of a building shall be taken as the sum of the roofed areas of the building at each floor level, measured over and including wall thicknesses, staircases, balconies, verandas and access galleries. Provided that staircases shall be counted over all floors less one. • In calculating the permissible floor area for the Floor Area Ratio, the floor areas of garages may be excluded. • The floors of a building not used for residential purposes but used solely for the purpose of parking vehicles, service installations, such as transformer and meter rooms, or storage shall not count as a storey provided such an area or areas constitutes a basement. • Only roofed or covered areas are included in the coverage. Swimming pools are excluded. • A Basement is the lowest part of any building, which part is constructed with more than 50 per cent of its volume below the mean finished ground level and/or the existing ground level immediately surrounding the building • With the exception of stairwells, ornamental towers or similar architectural features, any structures or architectural features situated on the roof of a building and greater than 1,2 metres in height shall constitute a storey. • Any guest suite, while it may have an external access, shall have an internal access into the balance of the house. • A granny flat or ancillary dwelling is not allowed.
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PLEASE NOTE:

Municipality approval is the-responsibility of the homeowner planning any changes. Work shall not commence until the said approval is obtained and proof thereof submitted to the Estate Manager.

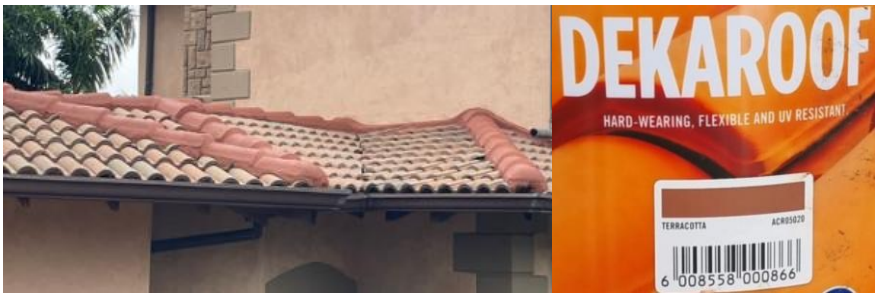
A representative of the Estate Manager's office will monitor the carrying out of any such work. On completion thereof, a final hand-back inspection report will be completed by that representative.

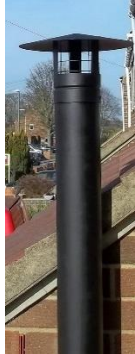
The purpose of this inspection is to ensure that the Rules of Conduct and other requirements of the Estate are complied with in the carrying out of the work. This should by no means be confused with the function of the Municipal Building Inspector, who will review compliance with the requirements of the Municipality and the National Building Regulations, including such issues as the technical aspects of the work, prior to issuing an "Occupancy Certificate" on behalf of the Municipality.

9. SPECIFIC DESIGN GUIDELINES

GENERAL ARCHITECTURAL DESIGN METHOD
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<p>The architectural theme is influenced by traditional Tuscan architecture. The synthesis of this style together with the local veranda style will achieve a range of character homes ideally suited to the climate and topography of the Estate.</p>
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9.1	ROOF TILES	<p>Half-round "Briti" 'Coppolina' clay roof tiles or similar approved colour mix to approved samples.</p> <p>Marley monarch – "Palazzo" range colour mix and finish with variations as per approved samples.</p>
9.2	RIDGE & HIP START TILES	<p>Marley Monarch Half Round Tapered Ridge & Hip Start Tiles or Half Round Tapered Clay Tiles.</p> <p><u>Repairs and waterproofing of roofing:</u></p> <p>The colour of the paint must match the actual roof tiles. The suggested colour as per below is the Dekaroom in Terracotta.</p> 
9.3	PRIMARY ROOFS	<p>Minimum 17, 5 degrees; Maximum 26 degrees.</p> <p>The roof finish is to be as per 9.1 above.</p>
9.4	SECONDARY ROOFS	<p>These are roofs over smaller portions of the building (but not restricted) to verandas. The maximum width of the buildings under a secondary roof is 5 metres. These will be a minimum of 7 degrees and a maximum of 12 degrees.</p> <p>The roof finish is to be as per 9.1 above.</p>
9.5	FLAT ROOFS	<p>Flat concrete roofs are acceptable over linking elements, but not over primary spaces. The maximum allowable area (as a total) is 10% of the building footprint.</p> <p>Planted flat concrete roofs are permitted.</p>
9.6	GUTTERS	<p>Brown Anodised powder coated aluminium seamless Ogee gutters.</p> <p>Minimum size – 155mm x 115mm.</p>
9.7	RAINWATER DOWNPIPES	<p>80mm diameter circular pvc downpipes -etch primed – colour to match gutter colour, or so as to blend in with the wall it is mounted on.</p> <p>Paint : Dulux Roman Copper Acrylic PVA (EPL316 Base6 U/Deep)</p>


<p>9.8</p>	<p>CHIMNEYS</p>	<p>As per the Architectural Component Schedule, or to custom detail supported by authentic Tuscan reference material and approved by the Committee.</p> <p>Steel flues with fixed cowls will be permitted. These are to be painted black. No rotating cowls or stainless-steel finishes will be permitted.</p> 
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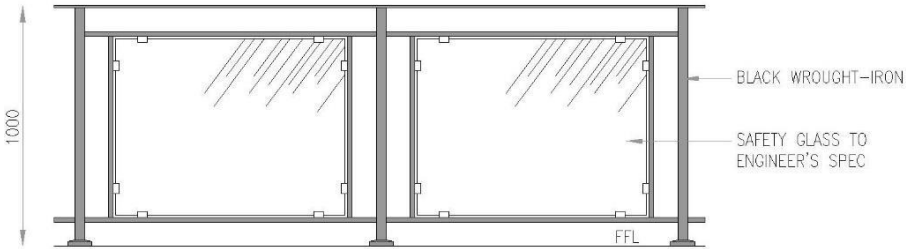
9.9	EAVES	<p>Exposed profiled rafters, with or without a T&G Board soffit above rafters, detailed as per the Architectural Component Schedule, rafters and bracing or soffit to be stained dark Imbiua.</p> <p>Eaves to primary roofs to be minimum 600mm and maximum 900mm overhang.</p> <p>Eaves to secondary roofs to be minimum 300mm and maximum 500mm overhang.</p> <p>Tower roof overhangs to be proportioned accordingly.</p> <p>Colour to match brown gutters.</p>
9.10	PLINTH MOULDINGS	<p>As per Architectural Component Schedule, or to custom detail supported by authentic Tuscan reference material and approved by the Committee.</p>
9.11	PLINTH CLADDING	<p>Preferably applied to individual massing elements over an entire storey, or if used as a horizontal band, to be finished on top with an approved precast moulding and the height restricted to 100mm below any window cill.</p> <p>Resolve junctions with all door architraves</p>
9.12	QUOINS	<p>As per Architectural Component Schedule (referred to as the “Plantations Kit of Parts”, which specifies the dimensions and designs for all fittings utilised on the Estate, some examples of which are lanterns, stringers, plinths, quoins, balustrades, mouldings, columns, and the like. This “kit of parts” is retained in the Estate Managers office) or to custom detail supported by authentic Tuscan reference material to be approved by the Committee, with, if painted, in an acceptable contrast to the colour of the walls.</p> <p>“Wonderock” Corner Stones faux stone cladding or equivalent.</p>

9.13	PAINTING AND WALL FINISHES	<p>Prior to the application of any external wall covering, the Estate ARC Committee must be satisfied that the proposed colour scheme is in accordance with the approved estate requirements.</p> <p>These include the use of the approved paint applications and colours, and applicants are to ensure that there is a contrast between the house wall colours and the plaster bands in order to maintain the traditional Tuscan Architectural look and feel.</p> <p>Should the applicant be applying to paint the dwelling using the existing colours, an application is still to be made to the Estate Manager.</p> <p>All columns and plaster bands or surrounds are to be painted with a smooth (non-textured) paint using only the approved colours.</p> <p>PERMITTED EXTERNAL WALLS APPLICATIONS AND SUPPLIERS ARE AS FOLLOWS:</p> <p><u>“Kusasa Paints”</u> KUSASA WEATHERTEX: textured accordingly for main external house walls KUSASA PAINTS: for plaster bands and pillars</p> <p><u>“Paintsmiths” Earthcote (Durban):</u> FRESCO: heavy texture, MIDAMITE: finer texture</p> <p><u>“Inkwazi Textured Wall Coatings” (Hillcrest):</u> LINEATE PLASTER LINEATE FINE: this can be applied as a circular or vertical scratch COUNTRY FINE</p> <p><u>“Shaves” Dekade</u> DEKADE DEKATEX FINE TEXTURE: for main external house walls DEKADE ULTRADEK SMOOTH COATING: for plaster bands and pillars.</p> <p>Samples of the above are available at the estate manager’s office.</p> <p>Any other product must be submitted to the Board for approval <i>prior</i> to application of product.</p> <p>Please ensure that you have received Estate / ARC approval BEFORE you place any paint orders with any suppliers.</p>
9.14	STONE/FACEBRICK WALL FINISH	<p>Natural Sandstone cladding “Smartstone” ‘Country Cladding’ faux stone cladding or equivalent. “Wonderrock” ‘Cobblefield Range’ faux stone cladding or equivalent. “Wonderrock” ‘Monument Range’ faux stone cladding or equivalent. Facebrick is permitted as feature elements and the position of it on the buildings is to be approved by the Committee.</p>

9.15	WINDOWS	<p>Windows to be constructed of the following:</p> <ol style="list-style-type: none"> 1. Hardwood windows: Traditional sash, casement or 'mock sash' Square and vertical proportions only. Window frames to be stained and oiled or varnished. Windows are not permitted to be painted. 2. Aluminium in the following colours: Brown (Bronze) - ANP9085 Dark Brown - ANP3056 Wood Grain look – Mahogany <p>Owners of individual sites who wish to replace existing timber windows with aluminium may change the windows as required (ie: on a one-off basis), but owners MUST ENSURE that the appearance of the old / new windows should match existing wooden windows in order to avoid a change in visual aesthetics.</p> <p>Owners of sections within a Body Corporate wishing to apply as per the above are to do so through the body corporate as well as the PHOA review committee.</p> <p>Images of planned window changes and a detailed proposal of which windows are being changed with elevation photos are to be submitted with the application prior to any purchases or payments to suppliers, to ensure approval is given and aesthetics are not affected negatively with the proposed changes.</p>
9.16	SHUTTERS	<p>Treated timber shutters fixed to window architrave to approved detail, to be stained and oiled, varnished or painted to the following approved colours or equivalents:</p> <p>Plascon DC8-23 "STATUED" Plascon DC4-11 "WHITE CANVAS" Plascon "Y3-B2-2 "OCEAN SALT" Plascon G1-C2-2 "FORTUNE'S PRIZE" Plascon Y5-D2-3 "FRANCH CHARTREUSE" Plascon Y5-D2-2 "MOSAIC" Plascon Y5-D2-1 "ANTIQUE LINEN" Plascon G6-C2-1 "EVENING STROLL" Plascon G6-C2-2 "OCEAN MIST" Plascon G6-C2-3 "MEDITERRANEAN MIST"</p>

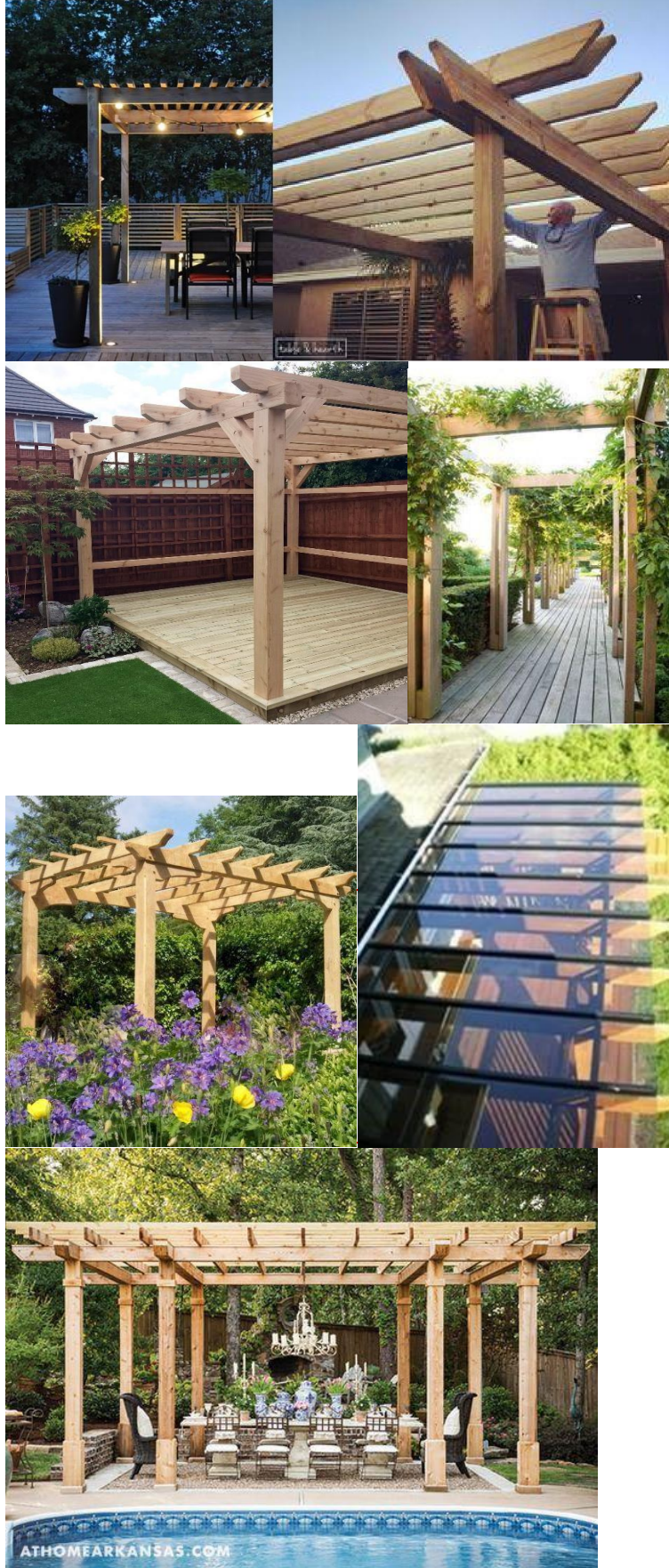
9.17	DOORS	<p>External doors to be constructed of the following:</p> <ol style="list-style-type: none"> 1. Hardwood to be stained and oiled or varnished. 2. Aluminium in the following colours: Brown (Bronze) - ANP9085 Dark Brown - ANP3056 Wood Grain look – Mahogany <p>Owners of individual sites who wish to replace existing timber doors with aluminium may change the doors as required (ie: on a one-off basis), but owners MUST ENSURE that the appearance of the old / new doors should match existing wooden doors in order to avoid a change in visual aesthetics.</p> <p><u>Doors accessing drying yards can be changed without doing so to all other doors.</u></p> <p>If an application is received to change to aluminium, the homeowner must ensure that front doors and doors which consist mostly of solid panels are to remain timber (ie: doors off kitchens into courtyards).</p> <p>Other doors that are to be changed to aluminium refers to French / stacking / sliding doors which contain mostly glass and are framed by aluminium.</p> <p>Owners of sections within a Body Corporate wishing to apply as per the above are to do so through the body corporate as well as the PHOA review committee.</p> <p>Images of planned door changes and a detailed proposal of which doors are being changed with elevation photos are to be submitted with the application prior to any purchases or payments to suppliers, to ensure approval is given and aesthetics are not affected negatively with the proposed changes.</p>
9.18	DOOR & WINDOW ARCHITRAVES & ARCHED SURROUNDS	As per the Architectural Component Schedule.

<p>9.19</p>	<p>COLUMNS</p>	<p>Precast concrete or polymer concrete columns as per Architectural Component Schedule.</p> <p>Plastered brick columns (minimum 440mm x 440mm) to ends / corners of covered verandas / porches. If these are positioned on ends / corners, then they may be permitted centrally on the verandas / porches as well. The finish is to be as per the external walls in clause 9.13. Plinths are to be included to the base of these columns.</p> <p>A combination of square plastered brick columns and Tuscan tapered columns are permitted.</p> <p>Timber hardwood posts (200mm square) stained to match windows or left natural are permitted ONLY to pergolas and building elements with “secondary roofs” as per clause 9.4.</p> <p>Facebrick columns are not permitted to freehold homes.</p> 
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9.20	BALUSTRADES	<p>Tuscan concrete balustrades as per Architectural Component Schedule are permitted.</p> <p>Wrought Iron balustrades are permitted, as per Architectural Component Schedule, or to custom detail supported by authentic Tuscan reference material and approved by the Committee. These are to be painted black.</p> <p>Wrought iron balustrades with panels of glass are permitted but are subject to review by the PHOA review committee. An example of an acceptable design is as per the image below.</p> <p>Stainless steel and timber balustrades are not permitted.</p> 
9.21	STRINGER MOULDINGS	<p>Precast concrete or polymer concrete mouldings. As per Architectural Component Schedule. Colour to match Dulux 6I3-5</p>
9.22	PAVED AREAS	<p>Natural or faux cobble-stone or flagstone paving and pebbles. Earthy colours or charcoal grey. Other colours require prior approval from the Committee.</p>
9.23	DRIVEWAYS	<p>Dual access driveways are permitted but are to be submitted to the PHOA for review.</p> <p>Please Note: Owners are required, at their own cost to maintain any access lane / driveway running from the edge of their property boundary to the edge of the nearest constructed tarred road or cobbled stub road carriageway. Should the owner fail to do so, the PHOA reserves the right to undertake the work at the owner's expense.</p>
9.24	KERBS	<p>As per the Architect Component Schedule.</p>
9.25	RAINWATER CHANNELS	<p>Recessed faux stone cobble setts as per the Architect Component Schedule.</p>
9.26	GARAGES	<p>Garage doors to be either natural timber or fibreglass raised and fielded panel doors.</p> <p>Aluzinc, aluminium / metal doors are NOT permitted.</p>

		<p>Timber garage doors are to be stained and oiled or varnished using a wood- coloured timber stain and oiled or varnished in a colour that matches the frames or doors. Orange stain is not permitted</p> <p>Fibreglass garage doors to be teak or golden-brown colours. The proposed colour is to be submitted to the board via application prior to ordering or installation.</p>
9.27	CARPORTS	<p>Carports manufactured using aluminium sheeting and shade cloth are NOT permitted.</p> <p>Only permanent structures are permitted for the parking of vehicles in / under.</p> <ul style="list-style-type: none"> Garages must be retained – carports cannot be a replacement for garages Maximum size permitted is 6.5m x 6.5m (external dimensions) Roofing can be – Double pitch as per homes, with tiles as per tile requirements in item 9.1 OR As per pergola requirements in item 9.28
9.28	PERGOLAS	<p>Pergolas may be constructed of either Tuscan tapered precast concrete or polymer concrete columns and members, OR timber, and plans MUST be submitted to the PHOA and municipality for approval.</p> <p>Wooden pergolas are permitted to be stained to match the windows or can be left natural.</p> <p>The ends of the timber members are to be curved “scalloped” or “chamfered” at a minimum angle of 45 degrees.</p> <p>The timber members are to be a minimum of 114mm deep and spaced at a minimum of 250mm and a maximum of 450mm (between members).</p> <p>Glass or <u>flat</u> “polycarbonate” sheets (non-profiled) positioned to be hidden directly above or below the timber members is permitted. These are to be detailed to “blend” with the structure of the pergola and a drawing of this is to accompany the application to the PHOA. These can be tinted in light grey or bronze.</p> <p>The glass or polycarb may not extend past the “beams” of the pergola and must be hidden by the beams and members.</p> <p>The posts are to be timber hardwood (between 100mm square and 200mm square or a combination of 2 x 100 square).</p> <p>“Orange” stain or oiled products are not permitted on pergolas.</p> <p>Steel beams, posts and members are not permitted.</p> <p>Pergola’s are NOT permitted to be used to cover motorcycles, trailers, boats or caravan’s.</p>

Examples of wooden pergola designs:



9.29	RETAINING WALLS	<p>Natural (or faux stone clad), faced Brick or Concrete Walls with copings.</p> <p>Retaining walls constructed using pre-cast inter-locking blocks (Loffelstein) are only permitted in areas of the site not facing any roads and require an engineer's design to be submitted with the application for approval by the Committee. These inter-locking blocks shall be planted with a suitable species to cover the blocks.</p> <p>If the area is facing a road, then an alternative style block must be used, which is to be approved upon application.</p>
9.30	EXTERNAL LIGHTING	<p>Colour of globes used to be "warm white". "Cool white" is discouraged. Roof or wall mounted spot / flood lights are NOT permitted.</p> <p>External Lantern Lighting (Tuscan Theme) External wall-mounted lanterns in a Tuscan architectural style are permitted, subject to the following:</p> <ul style="list-style-type: none"> • Lanterns must complement the overall architectural character and colour palette of the property. • Only warm white lighting is permitted to maintain aesthetic cohesion. • Light fittings must be of a classic or rustic design in keeping with the Tuscan theme, colour to be black. • All external lighting must be low-glare and directed to avoid spillover onto adjacent properties or public areas. <p>Downlighting in Entertainment Areas and Patios Warm white downlighters may be installed under roof eaves in entertainment areas or patios, subject to the following conditions:</p> <ul style="list-style-type: none"> • The light fittings must be discreet and flush-mounted where possible. • All downlighters must emit a warm white colour temperature • Lighting must be designed to prevent light pollution or spillover onto neighbouring properties. • Any electrical work must comply with relevant building and electrical codes. <p>All installations remain subject to prior written approval by the Architectural Review Committee.</p>
9.31	SWIMMING POOLS	<p>Plans for pools are to be submitted to the PHOA and municipality for approval.</p> <p>Prior to the commencement of construction, approval of the plans is to be obtained by the Committee and the municipality. On completion a copy of the Municipal approved plan and relating Occupancy Certificate shall be lodged with the Estate office.</p>

		<p>Swimming pool fencing either around the pool or the property is to be installed in accordance with National Building Regulations and Standards Act.</p> <p>Permitted fence materials to be as follows:</p> <ol style="list-style-type: none"> 1. "Ferro-art" "Flat top" coated steel in "Forest Green" or "Black" colour. 2. Post and Rail fencing (natural wood) with weld mesh on the outside. <p>All fences to be fully hedged with planting from the approved plant list.</p> <p>Access through the fences to the pool is to be done using a self-locking gate compliant with National Building Regulations.</p> <p>Please note the PHOA requires a Certified Plumber's Certificate prior to issuing a consent to transfer.</p> 
<p>9.32</p>	<p>BOUNDARY PLANTING, WALLING, RETAINING WALLS & FENCING</p>	<p>Plans for new walls, retaining walls, or fences are to be submitted and approved by the PHOA and municipality prior to any construction commencing on site. The application is to be accompanied by the appointment of a structural engineers.</p> <p>Please note :</p> <ul style="list-style-type: none"> • Home owner to ascertain whether there are any services installed within the 2 meter wide omnibus servitude, which runs inside the Property Boundary. • If there are services installed, then any immediate or resultant damage is to the Owner's account. <p>Prior to boundary walls and fences being installed, the owner is to have the corner beacons of the site indicated by a professional surveyor and shown to the PHOA.</p> <p>In accordance with the introductory sentence above, no walling is permitted along any street frontage without prior approval by the Committee. The request for approval must be fully motivated before consideration will be given.</p> <p>Boundary walls on the side boundaries are discouraged to extend further towards the street boundary than the corner walls of the main dwelling. If required, an application is to be submitted and motivated to the PHOA for review.</p>

		<p>Heights shall not exceed 1500 mm for boundary or screen walls and 2100 mm for courtyard walls. These are measured from the finished ground level on one side of the boundary.</p> <p>Fences must be planted with an approved hedging plant from the approved plant list. Height of the hedge is to match the height of the fence or boundary wall.</p> <p>All hedging / boundary planting must also comply with boundary peg locations and the discovery of any underground services prior to planting. No covering or blocking access to any services or manholes is permitted at any time.</p> <p>Post and Rail fencing must have the weld mesh attached to the outside of the fence poles to prevent children climbing over the fence.</p> <p>Boundary wall materials are to be as follows:</p> <ul style="list-style-type: none"> • Appropriately detailed stone or stucco piers (with plinths and cappings) and steel wrought-iron between plinth and coping. • Appropriately detailed stone or stucco piers (with plinths and cappings) and solid wall between plinth and coping. • Appropriately detailed natural or faux stone faced walling with coping <p>Walls shall be plastered and finished on both sides of the wall and NOT only on the owner's side. The home owner of the wall is not however required to finish the other side of the wall in a colour to suit the neighbour. If a neighbour wants a colour other than that intended by the owner, then any additional cost to comply with this request is to be to the neighbours account unless an alternate agreement is reached between both parties.</p> <p>For ongoing maintenance, each homeowner maintains the side of the wall facing their property — including cleaning, painting, or repairs.</p> <p>The neighbours are to discuss joint maintenance if structural issues arise.</p>
9.33	DRYING YARD WALLING	<p>The size of a drying yard shall be considered upon application.</p> <p>Yard walls to be solid as outlined above in 9.32 to a height of 2.1meters.</p> <p>These areas must be suitably screened from both the road and neighbours.</p>

9.34	VERANDA ENCLOSURES	<p>Plans for enclosing a veranda / patio are to be submitted to and approved by the PHOA and municipality prior to installation.</p> <p>The permitted materials for the glazed door enclosures are to be as follows:</p> <ol style="list-style-type: none"> 1. Hardwood to be stained and oiled or varnished. 2. Aluminium in the following colours: Brown (Bronze) - ANP9085 Dark Brown - ANP3056 Wood Grain – Mahogany 3. Frameless stacking or sliding with aluminium outer frames in colours as stated above. <p>* Outer frames to be in colours as stated above * No solid door panels will be permitted as a veranda enclosure * Aluminium shutters or blinds are NOT permitted as an external patio enclosure.</p>
9.35	JUNGLE GYMS	<p>Application to the Committee for approval is required for Jungle Gyms, which should include a brochure or photograph of the proposed structure and show the position on the site where it will be located.</p> <p>They shall be constructed from natural wood treated with wood coloured stain or varnish. No colours will be allowed</p> <p>The Gym must be positioned such that it does not encroach or intrude on a neighbour's privacy, nor should it be any closer to the boundary than two metres.</p>
9.36	SECURITY BARS AND DOORS	<p>These can only be installed internally. Security bars design for windows to have 'onion twists' and to be black or dark brown in colour. Any custom designed variations from same will require the submission of prior detailed designs for approval.</p> <p>Internal burglar bars made of polycarbonate are permitted.</p> <p>External burglar bars are not permitted as per 10.4 below</p> <p>External wrought iron security door gates are permitted but are to be black or brown and the design must be submitted to the Committee for approval prior to installation. No diagonal trellis type security doors will be permitted. (as per 10.4 below).</p>

9.37	DECKING	<p>Decking which is raised off the ground higher than 500mm is classified as a structure and requires building plans to be submitted to the Committee for approval. If any proposed decking is 1 meter or higher above ground level, a structural certificate is required from a professional engineer and the plans have to be submitted to the Municipality after approval has been received from the Committee. Any balustrades shall comply with Architectural Guideline clauses 9.20. These rules apply irrespective of the materials used for construction.</p> <p>Decking as a replacement floor covering to tiling or pavers does not require for plans to be submitted.</p>
9.38	JACUZZIS	<p>A site plan showing the location of a Jacuzzi in relation to the buildings on the site and the neighbouring sites is required for approval by the Committee. Provided that if the proposed Jacuzzi has a capacity that exceeds 2 500 litres and/or a depth in excess of 900 mm full building plans are required for consideration by the Committee which will in addition have to be submitted to the municipality for their approval prior to erection.</p>
9.39	WENDY HOUSES / STORAGE SHEDS	<p>Applications are required prior to installation. Applicant to state size, location and exterior specifications including the colour thereof. A photograph should preferably be supplied. It should be stressed that permission <u>may</u> be granted by the Committee.</p> <p>The Wendy House must be positioned such that it does not encroach or intrude on a neighbour's privacy – by way of example noise, nor should it be any closer to the boundary than two metres.</p> <p>The storage shed should be placed in an area that is inconspicuous and not visible by neighbours or over hedges. It must not be visible from anywhere outside of the property.</p>

9.40 WATER STORAGE TANKS


Applications for the installation of external water storage tanks must follow the usual application process to include:

- Application Form with details, including colour and size
- Photos of proposed location
- Basic site plan showing location in relation to neighbouring properties

All water storage tanks are to be screened with slatted timber (horizontal or vertical) screens or planted screens on all sides. If the tanks are positioned within a drying yard, then no further screening is required.



The colour must blend in with the surrounding area where it is installed.

9.41	ASTROTURF / FAKE GRASS	This is permitted, but a plan is to be submitted to the PHOA for approval. Consideration is to be given to the extent and position of this and how it affects the stormwater control on the site.
9.42	ENTERTAINMENT / BRAAI AREAS (incl fire pits)	<p>Plans for the installation of external braais, pizza ovens and firepits are to be submitted to and approved by the PHOA and municipality prior to construction.</p> <p>The position in relation to neighbouring homes is to be considered taking into account privacy and sound.</p> <p>All firepits are to have a water standpipe (tap) fitted within 3 metres of it.</p>
9.43	HARD LANDSCAPING (incl statues, fountains)	These are permitted but are to be motivated to the PHOA by means of a basic plan and/or imagery showing the “structure” and the position of it on the site.
9.44	STORM BLINDS	<p>Storm blinds should be timber or alike. They should be installed on the internal face of the patio. The blinds must be rolled up when not in use and secured to the ground when in use.</p> <p>The only other accepted type are the ‘Shade Weave’ in brown.</p> <p>No canvas or clear plastic blinds are allowed.</p>
9.45	DOOR RAIN COVER (Portico Cover)	<p>A small rain cover structure is permitted to be installed directly above external doors for the primary purpose of preventing rain ingress. This feature must adhere to the following specifications:</p> <ul style="list-style-type: none"> • Design: The cover must be minimal in size and projection, proportionate to the door width, and visually unobtrusive. <p>The specific approved designs ensure compatibility with the Tuscan architectural language of the estate.</p> <ul style="list-style-type: none"> • Colour: The polycarbonate cover itself is permitted in either clear or grey-tinted materials only. The supporting arms must be black. • Positioning: The cover must be mounted flush or close to the facade, directly above the door opening, without excessive bracketing or protrusion. • Approval: All designs and installation details are subject to prior written approval by the Estate’s Architectural Review Committee. 

10

SERVICES

10.1	TV ANTENNAE, TELEPHONES & RECEPTION DEVICES	<p>TV antennae's should be installed inside the roof space and satellite reception devices must be screened where possible from the estate roads and driveways.</p> <p>Satellite dishes are to be painted (unless constructed of transparent material) so as to blend in with the nearest portion of the structure (chimney, roof or wall). These must be shown on building plans for new structures and the position approved by the Committee. When satellite dishes are retro fitted to existing buildings, the written approval of the Committee must be sought prior to erection.</p>
10.2	AIRCONDITIONER PLANT & EQUIPMENT & GAS BOTTLES / POOL & HEAT PUMPS	<p>Applications for airconditioners, gas bottles, and any pumps must be submitted for approval <i>prior</i> to any installations taking place to ensure compliance with locations of plant and equipment.</p> <p>Air-conditioner plant and equipment, gas bottles, pool pumps and heat pumps are to be positioned at ground floor level and screened with slatted timber (horizontal or vertical) screens or planted screens on all sides. The position in relation to neighbouring homes is to be considered taking into account privacy and sound.</p> <p>Ventilation of the units is to be considered.</p> <p>All conduit or piping servicing the above equipment is to be chased into the walls or fitted directly adjacent to rainwater downpipes, quoining or other existing services and painted to match the downpipe or the wall it is mounted on.</p> <p>No surface mounted conduit or piping is permitted in isolation on the external walls.</p> <p>Any exceptions must be approved by the estate office prior to installation.</p>
10.3	BURGLAR ALARM SYSTEMS / CCTV	<p>Burglar alarm systems are to be non-audible and are to be fitted by an approved security contractor. Signs stating that the property is covered by an alarm system are not allowed.</p> <p>CCTV cameras fitted to homes are permitted in an unobtrusive position but are not allowed to face neighbouring properties.</p>
10.4	SEWER & STORMWATER	<p>Sewer to be piped to sewer reticulation system as designed by Civil Engineer.</p> <p>No stormwater is to be disposed of directly into neighbouring stands.</p> <p>Stormwater should ideally be disposed of into soak pits.</p> <p>Approval must be sought for alternative methods.</p> <p>Under no circumstance will connections of stormwater into</p>

		sewers be permitted.
10.5	STAFF QUARTERS	<p>Staff quarters are permitted providing they have been designed in accordance with these Guidelines and approved by the Committee.</p> <p>A maximum area of 36 square meters including ablutions is allowed and must be attached to the main house.</p>
10.6	SOLAR PANELS	<ul style="list-style-type: none"> Proposed installations are to be submitted to the PHOA for consideration prior to installation. Flat panels to be installed positioned on the same plane as the roof tiles i.e. flush at the same pitch as the roof. No surface mounted geysers / storage tanks are permitted Frames and all fittings are to be painted black <p>Photovoltaic panels are to be black. NO blue or silver panels are permitted.</p>
10.7	WIND POWERED GENERATORS	Wind generators are not permitted on the Estate.

<p>10.8</p>	<p>GENERATORS</p>	<p>A resident installing a generator must show particular consideration towards his neighbour in respect of aesthetics, privacy and noise when locating and operating such generator.</p> <p>Generators may only be installed within the property and shall be placed as unobtrusively as possible in respect of both roadside aspects and potential impact on neighbouring properties. Exhaust fumes are to be limited and are not permitted to emit towards adjacent homes.</p> <p>An outdoor generator shall be enclosed in an aesthetically approved acoustic housing.</p> <p>A formal application shall be submitted to the Estate Manager for permission to install a generator. The application shall include the following:</p> <ol style="list-style-type: none"> 1. Specifications of the generator: <ol style="list-style-type: none"> a. The make thereof b. The rated output c. Whether it is fuelled by diesel or petrol d. The manufacturers noise rating. 2. Plans showing the position of the generator <p>The decibel level of a generator shall not exceed 60 dBA at the boundary of a neighbour's property.</p> <p>Regular testing by management, using a calibrated decibel meter, will be carried out to ensure that the decibel level complies with the above.</p> <p>Only one generator with a maximum of 7½ KVA per home will be permitted.</p> <p>A generator may only serve as an emergency back-up and shall therefore operate only during power failures or outages and shall, in any event, not be operated between 10 pm and 6 am - provided that it shall be permissible to operate a generator for a period not exceeding 15 minutes immediately following the end of a power failure or outage period, or for such a period when the generator needs to be run to check operability in accordance with good maintenance practices.</p> <p>Where a generator is connected to the main Electrical Distribution Board in the home through an automatic changeover switch, the timer shall be set so that the generator does not run between 10 pm and 6 am. Furthermore, during periods where the house is unoccupied the automatic changeover switch must be disabled.</p> <p>Exhaust fumes shall not cause a nuisance or health hazard.</p> <p>Once installed, the PHOA requires an electrical compliance certificate.</p>
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10.9	CONSERVATION SERVITUDES	Any modification of vegetation or activities may only be undertaken in terms of an approved environmental management plan and/or in consultation with the Municipality's Environmental Planning and Climate Protection Department.
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SPECIFIC EXCLUSIONS

11.1	GENERAL	<ul style="list-style-type: none"> • Tarmac driveways • Coloured electric light bulbs to external light fittings • Exposed TV aerials • UPVC, Steel or Aluminium "Broekie Lace" • Washing lines visible from adjacent properties and/or roads. N.B. External washing lines shall be contained within courtyards. No washing may be hung from pool fences, balconies, etc • Ancillary units with a kitchenette are NOT permitted.
11.2	ROOFS	Vents/vented hips with hard stained dark brown working vents. Semi-circular or vaulted roofs. Dormer windows.
11.3	EXTERNAL WALLS	Plaster effects or textures other than those permitted under 9.13
11.4	WINDOWS AND DOORS	Reflective / mirror / one-way glass is not permitted. Ornately carved doors unless approved by the Committee on the basis of designs submitted to it for consideration. Pressed metal doors. External burglar guards.
11.5	GARAGES & AWNINGS	Precast concrete systems. Metal garage doors (including Aluzinc / aluminium). Aluminium or steel structures. Awnings or any nature Polycarbonate corrugated sheeting
11.6	SWIMMING POOLS	Portable pools (all types) but for the exception of unsupported "kiddies" splash pools for use by very young children. Visible pumps.
11.7	BOUNDARY ENCLOSURES	Precast concrete panels Painted timber fence Slatted fencing Concrete palisade Facebrick walls Diamond Mesh Wire Fencing Barbed wire/razor wire PVC wire coated fence PVC imitation timber

11.8	VEHICULAR & PEDESTRIAN GATES	No driveway gates will be permitted.
11.9	OMNIBUS SERVITUDE	No building within the 2m wide Omnibus Servitude is allowed unless applied for and approved by the PHOA review committee.

End