## AMENDED AND REVISED ON 18-09-2017

**ANNEXURE 1**

**ZWARTKOP GOLF ESTATE**
**HOME OWNERS ASSOCIATION**
**(ASSOCIATION INCORPORATED UNDER SECTION 21)**

Reg. no 2004/002619/08

# AESTHETICS, ARCHITECTURAL
# and
# PLANNING GUIDELINES

**Please note:**

**This document must be read in conjunction with the "BUILDING PROCESS" document which is available on the official Zwartkop Golf Estate website.**

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## 1. INTRODUCTION

The Zwartkop Golf Estate Homeowners Association Memorandum of Incorporation makes it incumbent on all Owners to obtain the controlling architect's approval in writing **before** submission to the local authority and **before** the commencement of any building activities as well as before making **any** changes to the external appearance of buildings, including any additions and alterations to existing structures and / or buildings. It is the owner's responsibility to ensure that all plans are submitted and approved by **both** authorities before construction may start.

The spirit of the architectural guidelines is not intended to restrict but rather to encourage creativity and individuality while enhancing the coherence of the development and to serve as a protective mechanism.

Please note:

The historical Squash Court on stand 1038 and Moerdyk House on stand 1126 will be accommodated within the guidelines, rules and regulations as set out by the Historical Buildings' Committee.

### 1.1 CONCEPT

The Zwartkop Golf Estate is located within one of the oldest and best golf courses in the region. With this golf course comes a long history and tradition.

A mix of international styles and an eclectic Highveld style of architecture has been adopted using local vernacular materials, roofs and colours in harmony with the surroundings and drawing inspiration from the historical context of the golf course.

The housing component of Zwartkop Golf Estate has been defined into three categories:

- Terrace Stands
- Villa Stands
- Apartment Blocks

**TERRACE STANDS:**

The terrace stands are the smaller stands as originally developed by The Developer as cluster / higher density housing and situated in phases 1 and 2.

The design of all dwellings on the Terrace Stands must clearly conform to the design, aesthetic and architectural treatment and style of the current dwellings in this sub development of Zwartkop Golf Estate.

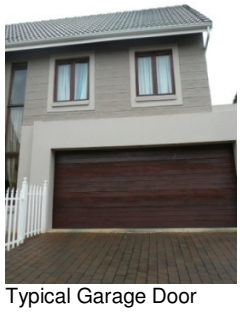
The Terrace Stands include the following stands:

- Stand numbers: 1002 – 1023 (Vardon Fairways),
- Stand numbers: 1025 – 1044 (Hagan Green),
- Stand numbers: 1095 – 1123 (The southern part of Snead Manor).

Specific design features applicable to the Terrace Stands include the following:


45 Deg Roof Pitch


Red Face Brick Plinths


Typical Garage Door


Typical Front Door


Typical Balustrade Design


Typical Chimney Design


Typical External Wall finish to Second Level


Typical Elevation Design


Timber Windows and Doors are allowed as well as Bronze Aluminium

Any additions and alterations must strictly adhere to the current architectural style and no deviations will be allowed.

Wall colours, roof finishes and all other design element currently used in the existing Terrace Stand dwellings must be incorporated in any proposed additions and alterations, as well as any new dwellings.

## VILLA STANDS:

These stands are generally the larger stands situated in all three phases of the Estate.

The Aesthetics, Architectural & Planning Guidelines, as set out in this document, is primarily applicable to the Villa Stands as far as design, planning, architectural style and all permissible finishes are concerned.

The Villa Stands include the following stands:

- Stand numbers: 1045 – 1090 (Jones Creek),
- Stand numbers: 1127 – 1180 (Nelson Woods),
- Stand numbers: 1195 – 1208 (the northern part of Snead Manor),
- Stand numbers: 1214 – 1227 (Otway Close)

## APARTMENT BLOCKS:

This constitutes the six apartment blocks situated in Phase Two of Zwartkop Golf Estate and collectively known as Sarazen View.

The mentioned apartment blocks have their designated rules and regulations as can be found on the Zwartkop Golf Estate website under the tab “The Golf Estate”, sub tab “Sarazen View”.

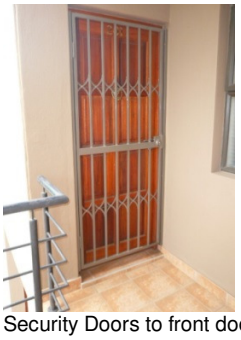
Apartment Block Stand number: 1124 (Snead Manor/Phase Two)

Rules, regulations, inclusions and exclusions may vary for the above mentioned categories and these variations will be clearly indicated in this document.

The following design elements will ONLY be allowed within the design elements of Sarazen View:


Freestanding Carports


Security “Trelli” Doors


Security Doors to front doors

## 1.2 AMENDMENTS TO ARCHITECTURAL GUIDELINES

The Home Owners Association, in collaboration with the controlling architect, reserves the right to amend and/or make additions and alterations to these guidelines, as it deems necessary.

The sole purpose of any changes would be to guide the development in the style and character that is envisaged for the whole Estate.

Amendments to the existing guidelines will override all previous precedents set or where deviations from these guidelines were allowed in the past.

## 1.3 SPECIFIC EXCLUSIONS

The specific exclusions referred to in these Guidelines are without exception and an owner may not include any of them in any building plan submitted for evaluation and approval.

## 1.4 ADDITIONAL DOCUMENTATION

The following documentation must be prepared by the Owner and his or her appointed Architect/Draughts Person before any plans can be submitted to the ZGE HOA Aesthetics’ Committee, as appointed by the ZGE Home Owners Association, for evaluation and their approval of the relevant plans. The completed documents must be submitted together with the plans.

1.4.1 Application for the Approval of Building Plans

1.4.2 Architectural Guideline Checklist

**Please note:**

The abovementioned documents can be downloaded from the official Zwartkop Golf Estate website, www.zwartkopgolfestate.co.za and can be found under the tab “The Golf Estate”, sub tab “Building Guidelines”.

## 1.5 PROCEDURES AND APPROVALS

The Plan Approval Procedures for new dwellings as well as any additions, alterations and renovations to exiting dwellings and structures are incorporated under the HOA Memorandum of Incorporation and the Home Owners Rules.

All building plans are to be submitted to the Aesthetics’ Committee as appointed by the Home Owners Association for evaluation and approval. Please note that interpretations, exceptions and waivers of any provisions of these Guidelines are subject to the Consulting Architect’s approval.

The HOA Aesthetics' Committee, in consultation with the Consulting Architect, will examine and evaluate all building plans and will make recommendations to the Home Owners Association with regards to the approval/rejection thereof.

Only after the written approval of the HOA’s Aesthetics’ Committee has been given can the owner submit these plans to the

relevant Local Authority.
The HOA Plan Approval Process is the following:

### 1.5.1 CONCEPT PLAN APPROVAL

The Owner must submit concept drawings of the proposed dwelling or additions and alterations to the HOA Aesthetics' Committee and such drawings must include:

- A **concept site development plan** indicating all building lines and the position of the proposed dwelling on the site,
- A **concept plan layout**,
- All **elevations of the proposed dwelling**,
- **3-Dimentional images**, in colour, indicating the proposed colour scheme of the new dwelling as well as colour images of such elements as natural stone cladding, solar heating/geyser systems, specialised garden wall details, balustrades and paving.
- Copies of the following documents must be submitted:
    - The Title Deed of the Property,
    - The Survevor General Diagram of the property,
    - The Zoning Certificate of the property,
    - The Sewerage Slip of the property,
    - Colour arial photograph of the property.
- The Owner and his appointed Architect must complete the **"Architectural Guidelines Checklist"** and the **"Application for the Approval of Building Plans"** documents and the completed documents must be submitted to Aesthetics' Committee together with the concept plans.

**Please note:**
Plans will not examined or evaluated without the completed "Architectural Guidelines Checklist" and "Application for the Approval of Building Plans" documents which must be submitted together with the relevant building plans. Copies of these documents will be handed back to the Owner for reference purposes.

### 1.5.2 FINAL PLAN APPROVAL

The Owner must submit a full set of building plans/working drawings to the HOA Aesthetics' Committee, as is required by the Local Authority for their approval process and such drawings must include the following:

- A **comprehensive site plan and/or site development plan** indicating all boundaries, plan and position of the proposed dwelling, all verandas, the swimming pool, paved areas, driveway to the garages, all garden and screen walls, storm water management and all other relevant information such as a schedule of areas, including percentage coverage, etc.
  This drawing should be scale 1:100 or 1:200.
- A **detailed construction plan** indicating all dimensions, window and door codes, all internal and external levels, floor finishes and all other relevant information.
  This drawing should be min scale 1:100
- All **elevations, both visible and partly hidden elevations**, clearly indicating the natural ground levels of the site, the height of all internal levels, all exterior finishes, the various roof and chimney heights and all other relevant information. All "angled" elevations must be shown at normal full frontal angle.
  This drawing should be min scale 1:100
- A **detailed roof plan** clearly indicating all aspects of the design of the roof in plan. Roof pitch, roofing materials and colours should clearly be annotated. All valleys, hips and gable ends should be shown. Position of gutters and downpipes must be indicated. This drawing should be min scale 1:100
- All **relevant detailed sections**, clearly showing foundations, all walls in section, all internal and external heights, the natural ground level as well as the internal finished floor level and all other relevant information pertaining to each section.
  This drawing should be scale 1:100, 1:50 or 1:20
- A **detailed electrical layout** of both the interior and exterior layouts.
  This drawing should be scale 1:100

- A **detailed sewerage layout** on plan as well as all the relevant elevations indicating the position of all sewerage and water points and clearly indicating the service ducts on elevation.
  This drawing should be scale 1:100

- A **detailed Window and Door Schedule**, indicating the size, code, type of material and finish of each window and door.
  This drawing should be scale 1:100

- A **detailed Gas Installation drawing** as is required by the Town Council for their approval.
  Scale 1:100 or 1:50

- The **relevant and required Energy Efficiency Calculations** as is required by the Town Council under SANS 10400 and SANS 204.

### 1.5.3 APPLICATION FOR RENOVATIONS, ADDITIONS AND ALTERATIONS TO EXISTING DWELLINGS AND STRUCTURES

The nature and magnitude of any additions, alterations and / or renovations to any existing dwelling or structure will determine what form the application will have to be in.

Additions, alterations and / or renovations will be classified under “Minor Work” and “Major Work” where each category will constitute the following:

| Description of work | Type | Action by Owner |
|---|---|---|
| | | |
| Change of exterior colour scheme | Minor | Supply Aesthetics’ Committee with swatches of all new colours and description of where various colours will be applied |
| New Boundary or Screen Walls or extension / heightening of existing boundary or screen walls | Minor | Site Plan indicating position of new walls or the proposed extension of existing indicating heights, finishes and paint colours |
| Application of any new external finishes such as natural stone cladding | Minor | Supply Aesthetics' Committee with samples of proposed new finishes as well as description of where externally such finishes will be applied |
| All new garden features such as water features, planter boxes, boma's, new access gates, doll's houses, etc | Minor | Site Plan indicating position of new garden feature as well as relevant elevations. Full description of heights, finishes and paint colours |
| Installation of new air conditioning units, solar panels, solar geysers, DSTV dishes, exterior lighting, etc. | Minor | Owner to apply, in writing, to HOA for the said installation. Owner to arrange via office of the Estate Manager for onsite meeting with Controlling Architect to discuss position of said installation. |
| Replacement of external balustrades, wall panels, etc. | Minor | Owner to supply Aesthetics' Committee with either a drawing or photograph of what new balustrades, wall panels, etc. will look like. Colours and all other finishes to be specified in written application. |
| Installation of new windows and doors where all new windows and doors must match the existing.<br><br>New windows and doors on first floor level: | Minor | Owner to submit drawings of relevant elevations indicating positions of all new windows and doors. New windows and doors to match existing in finish.<br><br>The Owner must obtain the written permission of a neighbour should any new windows and / or doors be installed into a side elevation of a dwelling and irrespective if such a new window or door overlooks the entertainment area of the neighbour’s dwelling. The written approval of the neighbour must be submitted to the office of the Estate Manager for record keeping purposes. |
| New swimming pool | Minor | Owner to submit plans, etc. as set out in par 1.5.1 and 1.5.2 as above,<br>See paragraph 3.11: SWIMMING POOLS |

| | | |
|---|---|---|
| All internal and/or external structural changes which implies any permanent additions and alternations which will influence the layout of the existing structure and / or change the existing coverage of the stand. | Major | Owner to submit plans, etc as set out in par 1.5.1 and 1.5.2 above |
| Any changes to existing roof design/layout | Major | Owner to submit plans, etc. as set out in par 1.5.1 and 1.5.2 above |

### 1.5.4 FEES, DOCUMENTATION AND REGISTRATION OF ADDITIONS, ALTERATIONS AND RENOVATIONS

The Estate Manager, together with the Aesthetics' Board member on the HOA and the Controlling Architect, will evaluate the nature and magnitude of the additions, alterations and renovations and will then inform the Owner as to which fees will be applicable to his or her project, such fees being:

- A refundable building deposit of R1000.00 has to be paid by the owner before building operations may commence. This deposit will be refunded to the owner once building operations have been completed to the satisfaction of the HOA.

- A non-refundable Construction Damage deposit of R1500.00 has to be paid before building operations may commence. This deposit will be utilized by the HOA for the repair to the infrastructure of the Estate, caused through normal building activities operations. Any damage caused through negligence will be for the contractor / owners account.

An Owner or his/her appointed contractor or sub-contractor may not deviate from the final plans as submitted to and approved by both the HOA Aesthetics' Committee and the Local Authority.

Should an Owner wish to change any aspect pertaining to the design/construction and/or layout of the new dwelling, especially any changes to any of the elevations, boundary walls, etc., such changes must first be made by the Owner's architect to the relevant drawings and all proposed changes must be clearly, accurately and comprehensively indicated on all relevant drawings and a new set of drawings must be submitted to the HOA Aesthetics' Committee for re-evaluation and re-approval.

No "on-site" changes will be allowed without the prior written approval of the HOA Aesthetics' Committee and/or the Controlling Architect, especially where such changes will directly impact on the overall visual appearance of the structure.

**NOTE:**

**The Zwartkop Home Owners Association retains the right to demand that all unapproved changes be demolished where such changes were made without the prior approval of the HOA Aesthetics' Committee and/or the Controlling Architect.**

All correspondence pertaining to any changes must be in writing and can be done via email and correspondence must be directed to the Estate Manager at irene@zwartkopgolfestate.co.za.

### 1.5.5 BUILDING PROCESS

Once the Owner has obtained the plan approval from the Local Authority and before any form of construction activity may take place on the stand/site, he or she must consult the **"Building Process"** document where the entire building process to be followed is clearly set out.

The Owner must, before any construction may commence, complete the following documentation:

- The Building Clearance Certificate,

- Building Rules and Regulations,

- Specification of the Site Sign board,

- Contractor's Indemnity Form,

- Application for Supply of Water & Electricity Services,

- Electricity Installation and Supply Guidelines.

The completed abovementioned documentation, together with one full set of copies of the Local Authority Approved drawings, must be submitted to the office of the Estate Manager for record keeping purposes.

It is furthermore the Owner's responsibility to ensure that the building site is neat and tidy throughout the duration of the construction process. Building rubble must be removed at regular intervals and the HOA can request an Owner to enclose a building site with tarpaulins, especially where the building site is clearly visible from street level or from the golf course.

## 2. TOWN PLANNING AND SITING CONTROLS

### 2.1 SITE BOUNDARIES

It is the duty of an Owner to ensure that the site boundaries are checked and clearly defined and identified before the design process commences. The Owner must employ the services of a registered Land Surveyor to accurately pin point the site beacon co-ordinates and clearly indicate the site beacon positions in order to accurately set out the site boundaries of the stand.

The Owner should obtain an official Surveyor General (SG) Site Diagram applicable to that particular site. The SG Diagram will clearly indicate all site boundary information and as well as the various boundary lengths.

The Owner must also liaise with the Local Authority to ascertain whether there are any restrictions imposed on the site, such as municipal sewerage servitudes, right of way servitudes and Gautrans Department of Roads servitudes.

The Owner must immediately inform the Estate Manager should any building line encroachments from neighbouring stands or structures exist on a stand. Such building line encroachments must be resolved by the various Owners in question and should the services of a professional Land Surveyor be required, the cost incurred will be for the Owner's account.

The Zwartkop Golf Estate HOA or their appointed agents/representatives cannot be held responsible for any site boundary encroachments or the incorrect positioning of existing site beacon pegs.

### 2.2 MAXIMUM DWELLINGS PER STAND

The Terrace and Villa stands are zoned for single residential use only, therefore only one residential dwelling per stand will be allowed.

### 2.3 MAXIMUM COVERAGE

The maximum permissible built coverage per stand is 40% (Forty Percent) of the total stand area in square meters and where the total ground floor footprint area of the dwelling, including garages and covered verandas, will be divided by the total area of the stand and then multiplied by 100 to get the percentage cover.

The ZGE HOA can, after due consideration, permit a higher percentage coverage if provision is made for a higher coverage in the stand's Zoning Certificate or Land Usage Certificate.

### 2.4 MINIMUM DWELLING SIZE

The minimum size that any dwelling on a Terrace and Villa stands may be is 180 m2, including garages, balconies and covered verandas.

### 2.5 MAXIMUM HEIGHT

The maximum height of any dwelling built on a Terrace or Villa stand is two storeys above natural ground level and built to a maximum height of 7.5m above natural ground level, measured from the average height of the area surrounding the building to the average truss height. The formula used must be as follows:

- 70% of the roof may not exceed 7.5 meters in height,
- The highest point of any roof structure, within the remaining 30%, may not exceed 8.5 meters in height.

## 2.6 BUILING LINES

Generally building lines are 3.0m on the street boundary and 2.0m on all other boundaries. The roof overhang may project over the prescribed building lines by a maximum of 800mm.

It is furthermore the duty of the Owners appointed architect to further adhere to any building line guidelines, restrictions and prescriptions as set out by the local authority.
(See diagram 3: Tshwane Town Planning Scheme 2008.)

It is the duty of an Owner to acquaint him or herself with any other building restrictions imposed on the specific site, such as municipal and Local Government servitudes.

### 2.6.1 STREET AND SIDE BUILDING LINES

The street building line is 3.0m for the bulk of the building within which no structures, apart from garden walls, fences, approved water features, paved areas and steps may be built or erected.

(Note: The Street Building Line is measured from the property boundary and not the kerb of the street.)

- **Garages with direct (straight) access from the road** to be a minimum of 5.0m from the street boundary.

  This building line may be reduced to 3.0m **provided** that the garage entrance is turned at a 90 degree angle to the road and to face the inside of the property. If the garage is closer than 5.0m to the boundary, the garage structure may not contain a second level.

- The street front boundary can be without any boundary walls or fencing.
  (*See 3.8 Boundary Walls and Fences*)

- No electrical fences will be allowed within the development, with the exception of the wall forming the Estate boundary.

- Any building line may only be relaxed with the written approval of the HOA, prior to submission for Local Authority approval. The HOA approval will only be given if it is proved that any relaxation will not interfere with the privacy of neighbours and/or negatively impact on the development.

### 2.6.2 GOLF COURSE INTERFACE BUILDING LINES

The architecture of any building should be designed to minimise the visual impact on the golf course.

There is a minimum building line of 2.0m along the golf course boundary, unless where a 3.0m sewerage servitude is applicable. Within this setback no structure, terrace or retaining walls will be permitted.

This does not apply to Nelson Woods where it is allowed to build a retaining wall with a maximum 1200mm high fence above this. The retaining wall will not be allowed to be higher than 300mm under the unfinished ground floor level of the residence.

The maximum height golf course fencing may be is 1 200mm high and the design should include:

- **Villa Stands:**

  Fencing or boundary walls must be made up of 460 x 460 columns at a spacing of maximum 3000mm centre to centre with steel fence infill panels in between the columns.

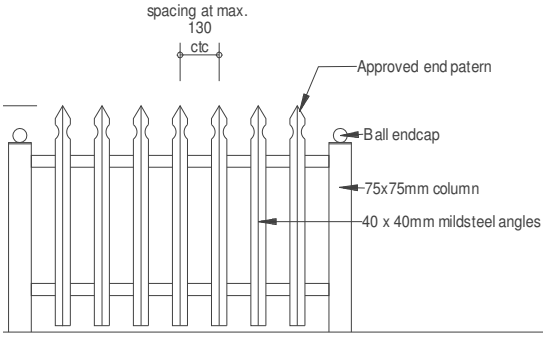
  Steel work to match house design.

  Design to be approved by the HOA Aesthetics' Committee.

  The infill panel can be divided horizontally with a brick wall at the bottom no higher than 510mm from natural ground level and a steel panel to maximum total height of 1200mm.

- **Terrace Stands:**

  Fencing or boundary walls must be 1200mm high, to the design as shown and painted white.




No electrical fences will be allowed within the development, with exception to the Estate boundary wall.
(*See 3.8 Boundary Walls and Fences*)

**Guidelines / Examples of fencing allowed:**


Terrace Stands


Villa Stands

**Exclusions:**

### 2.6.3 BUILDING LINE RELAXATIONS:

The Owner whom wishes to apply for any form of building line relaxation must first and foremost obtain the written consent of all his/her neighbours in question, both adjacent and behind the stand in question, as well as neighbours across the street and all parties concerned must fill in and sign the ZGE "INTERPARTITE AGREEMENT" form.

The written consent forms must be handed to the HOA together with the new proposed site development plan and the relevant neighbours must sign the site development plan.

The Owner can obtain the "INTERPARTITE AGREEMENT" document from the official Zwartkop Golf Estate website. The document can be found under main tab "The Golf Estate", sub tab "Building Guidelines"

It is the duty of the Owner, together with the appointed architect and builder, to ensure that all the site boundaries are correct and that all site beacons are in their correct positions before commencement of any construction work.

## 3. ARCHITECTURAL BUILDING DESIGN CONTROLS

All buildings constructed on the property must be linked as one structure and therefore the dwelling must be covered by a continuous roof structure, albeit in single and double storey format.

The elemental composition or massing of the building shall be a clearly articulated ratio of a roof zone and a glazed/solid wall zone.

### 3.1 PRIVACY

The privacy and views of surrounding properties should be considered as a premium.

As a general rule no windows or balconies on the upper storey should overlook the living/entertainment space of the adjacent dwelling.

Where windows directly overlook the entertainment area of a neighbour, such windows may not have a window sill height lower than 1.8m.

The Controlling Architect can specify that larger windows must either be decreased in size or that window panes be fitted with opaque glass.

The Controlling Architect can request that side or screen walls be incorporated into the design of balconies where such a balcony has a side view onto the adjacent property.

Where large windows, doors to balconies and balconies overlook the property of any neighbours, the Owner of the new proposed dwelling must obtain the permission of all relevant neighbours and all parties concerned must fill in and sign the ZGE "INTERPARTITE AGREEMENT" form.

Neighbours to sign off the relevant site development plans and the neighbour must indicate his stand number, together with his or her signature and clearly state "Balcony/Window(s)/Door(s) Approved".

Approval from neighbours must be obtained before plans are submitted to the HOA's Aesthetics' Committee for approval.

### 3.2 EXTERNAL WALLS

External walls must be a minimum of 220mm thick and must be constructed out of conventional clay bricks.

Walls must either be plastered or bagged or a combination of either and painted.

Plinths of textured plaster may be used.

Small sections of high quality red satin sheen face brick may be used as detail or focal points on elevation, such as chimney stacks or a small section of recessed or a wall projecting out. A single plain or portion of high sheen face brick work, unless used in a chimney stack, may not exceed 18.0m2 in total area and may not be wider that 3.0m in total.

The brick bond used in the construction of the red satin sheen face brick section of wall must also differ from the normal running bond and brick bonds such as stack bond, English or Flemish bond should be used and red satin sheen face brick focal walls must be clearly drawn out in elevation to indicate the type of bond used.

Only high quality red sheen bricks such as Corobrik's "Fire Light Satin" and "Terracotta Satin", or similar, may be used.

**NO** other colour high quality sheen or satin finish face brick may be used and **NO** exposed face- or semi face brick will be allowed whatsoever.

The HOA will consider the use of alternative building techniques providing that such a technique has the necessary accreditation from the SABS and complies with all aspects pertaining to the National Building Regulations, Codes and Practices and where such an alternative building technique will be approved by the Local Authority.

The visual and aesthetic appeal and overall feel of the alternative building technique should not differ from that of the conventional building methods currently used on Zwartkop Golf Estate.

**Specific Exclusions:**

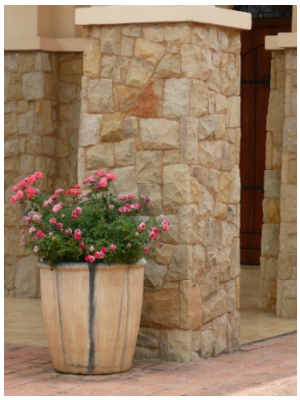
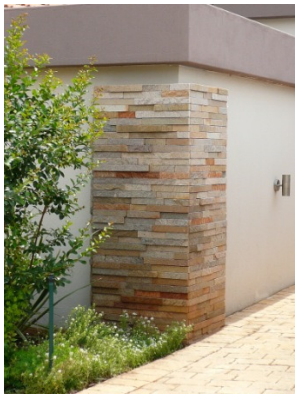
- Decorative plaster such as Spanish plaster,
- Embellishments such as “castellation” and other ornate plaster finishes,
- Ornate in-situ or pre-cast mouldings, columns, copings, balustrades, architraves, etc.,
- Pre-cast concrete building elements are discouraged (simple copings, column caps and window sills are in order.),
- Semi face brick in any form or colour,
- Fake rock cladding in any form or shape,
- Dolomite rock

**General Inclusions:**

- Smooth or lightly textured plaster,
- Plaster bands around window and door openings where the width/dimensions of such plaster bands must be in proportion to the window / door opening and within keeping of the overall feel of the Estate. Plaster bands may not exceed 150mm in width and may not be thicker than 30mm,
- Bagged brickwork,
- Approved coloured plaster where the colour scheme remains within the earthy tone colour spectrum and where the Owner must provide the Aesthetic Committee with a sample of the intended colour plaster,
- Natural rock used in ground floor plinths.

**Guidelines / Examples of plaster bands and natural rock cladding:**

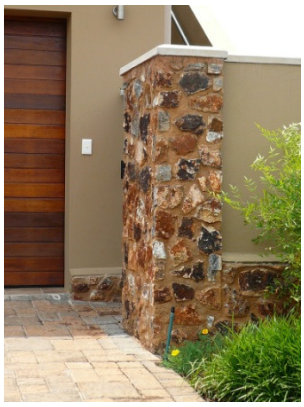



**Please note:**

Natural Stone Cladding may not exceed 10.0% of the total surface are of a single elevation. Large sections of cladding will not be allowed as cladding must be used to enhance the visual appeal of an elevation in the form of focal points.

**Exclusions:**



### 3.3 WINDOWS, DOORS & SHUTTERS

Openings should generate a spacious and airy feel and should be protected from sun and rain by large overhangs, sliding shutters and/or pergolas.

Care must be taken on the stands facing the fairway to not expose the windows unnecessary to golf balls. (The use of smaller openings and/or windows and doors, turned away from playing direction, is suggested)

#### 3.3.1 WINDOWS

Window and door openings should be placed on elevation in a balanced manner and large window openings or glazed areas must be sub divided into narrower or smaller sections.

Window frames must either be in timber or aluminium and aluminium window frame colours must be in terms of the prescribed colour range, this being natural aluminium, white powder coated aluminium or bronze anodized aluminium.

**Specific Exclusions:**

- Tinted and or reflective glass,
- Steel frames, standard or purpose made,
- Pre-cast concrete window systems such as “Win Block” systems or similar.

**General Inclusions:**

- Aluminium frames in the above specified colours,
- Varnished/oil treated natural timber window frames,
- Painted timber windows frames where the only permissible colour is white,
- Sliding/folding aluminium or timber doors & windows, only in the abovementioned colours and finishes.

### 3.3.2 DOORS

All external doors must either be in natural timber or aluminium and with, or without, glass inserts.

Natural timber doors must either be varnished or oil to keep their natural look and colour or may be painted in white only.

Aluminium doors may only be in the natural aluminium, white powder coated aluminium or bronze anodized aluminium colour spectrum.

**NO** brightly coloured powder coated aluminium doors or frames or natural timber doors or door frames will be allowed.

Only white painted timber doors and door frames will be allowed.

**Specific Exclusions:**

- Steel doors and door frames or any nature and design,
- Highly decorative doors including doors with carved wooden figures or patterns,
- Sleeper wood doors.

**General Inclusions:**

- Aluminium frames in the abovementioned colours and finishes,
- Sliding/folding aluminium and natural timber doors & door frames,
- Varnished/oiled natural timber doors and door frames,
- Painted natural timber doors and door frames where the only permissible colour is white.

**Guidelines / Example of a typical front door:**


### 3.3.3 Garage Doors

Garage doors need to be in natural timber or powder coated aluminium. Natural timber doors should be in either Saligna or Meranti hardwood and the natural colour of the wood must be preserved.

Powder coated aluminium doors must either be white, dark brown, light or dark grey in colour.

Garage doors must be sectional overhead opening doors and designs should be kept simple and not very ornate.

Design or image of garage doors must be submitted to the Aesthetic Committee for approval before installation.

**Specific Exclusions:**

- Steel Garage Doors of any kind,
- Fibre glass doors.

### 3.3.4 SHUTTERS

Only aluminium or natural timber shutters of the sliding or folding variety may be used for sun and/or privacy control.

Innovative solutions in respect of golf balls and privacy should be explored but such solutions must be approved by the HOA Aesthetics Committee prior to installation.

**General Inclusions:**

- Aluminium sliding/folding shutters, colours to compliment colour scheme of dwelling and colours and design to be approved by the HOA Aesthetics' Committee,
- Natural timber sliding/folding shutters varnished/oiled or painted white only.

**Example of Wooden Shutters:**

## 3.4 ROOFS, ROOF OVERHANGS, EAVES & GUTTERS

Roofs should mainly be double pitched and elementary/uncomplicated in design and shape.

Mono pitched roofs will be allowed in certain instances.

Roofs may be hipped or gable ended and must extend over the external walls.

Hipped roofs must extend by a minimum of 500mm and gable-end roofs by a minimum of 100mm.

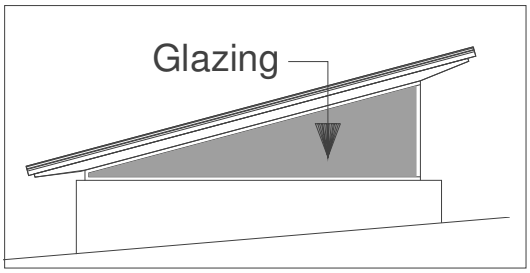
### 3.4.1 PITCHED ROOFS

- Roof pitches for double pitched roofs to be 30˚ minimum and 45˚ maximum.
- Bali Style roofs will be evaluated on merit.

### 3.4.2 MONO-PITCHED ROOFS

- Mono-pitched roofs to be limited in extent.
- The angle of all mono–pitched roof sections to be 15˚.

- The total area of mono-pitched roofs may not exceed 35% of the total roof area(s).
- Mono-pitch roofing material to match that of the main roof structure type of material and colour.
- Mono-pitched roofs with full height side and gable walls are not allowed and require clear storey glazing if utilised, as per the sketch below:




- The frames used for the clear storey glazing must match the material used for all the other window and door frames both in appearance and finish.
- No reflective glass may be used as glazing in the clear storey construction.

### 3.4.3 FLAT CONCRETE ROOFS

- Flat roofs will only be permitted on a small portion of the building and at the discretion of the controlling architect.
- The total maximum area of flat roofs may not exceed 40.0m² (Forty square metres).
- The slight slope of all flat roofs must be concealed and may not be visible from any angle when viewing the structure.
- All storm water outlets and downpipes must be concealed and housed in service ducts or housed within columns.
- Waterproofing must be painted to match the colour of the roof or the building and must covered with approved stone pebbles or tiles.
- Flat roofs may not be painted in a reflective material.
- Flat roofs may not be utilized as a storage space.
- Flat roofs must be constructed from reinforced concrete, as per an engineer's design.
- No other materials will be allowed for the construction of flat roofs and this include metal sheeting or corrugated iron/Chromadek sheeting, or similar, even if the flat roof section is hidden behind a parapet or up-stand beam.

### 3.4.4 ROOFING MATERIAL

The following roofing materials are permitted:

- Cement/"Concor" Clay or "Coverland" (Riviera or Elite) roof tiles or similar, SABS approved.
  Approved colour ranges include black, dark brown, terracotta and in the standard, antique and designer ranges with earthy tones.
- "Chromadek" S-profile or Clip Lock roof sheeting or similar approved.
  Approved colour ranges include grey (light to charcoal) and black.

No other materials shall be allowed.

Owner to get the approval from the Aesthetics' Committee as to the roofing material and colours he or she would like to use and colour images of roofing material must accompany the drawings submitted for both the Concept and Final Approval phase.

**Specific Exclusions:**

- Decorative wrought iron/cast aluminium elements, such as Victorian “Brookie Lace” or any other decorative elements may not be used or incorporated in the roof design in any way or manner,
- Roof tiles or roof sheeting in colours other than specified,
- Thatch in any form.

**General Inclusions:**

- Cement roof tiles such as “Concor” Clay or “Coverland” (Riviera or Elite) or similar SABS approved,
- “Chromadek” S-profile or Clip Lock roof sheeting or similar approved.

### 3.4.5 EAVES / ROOF OVERHANG

- Eaves may be closed or open.
- In the case of open eaves, all exposed roofing elements, such a roof truss ends, battens and purlins, must be finished off in line with the standard of finish of the entire dwelling.
- Hipped roofs to project a minimum of 500mm over the external walls of the sub structure.
- Gable-end roofs to project a minimum of 100mm over the sub structure and at the gable ends only. Projection over other parts of the sub structure must be minimum 500mm.
- The maximum permissible eaves length or roof overhang is 900mm and roof overhangs may only encroach over the site building lines by maximum 800mm.
- The overhang may be reduced to accommodate architectural features and projections within the building line. However, these reductions may not constitute more than 15% of the total eaves perimeter.

**Specific Exclusions:**

- Elaborate Gables.

**General Inclusions:**

- Natural or painted timber fascias and eaves closers.

### 3.4.6 FACIAS, GUTTERS & RAIN WATER DOWN PIPES

- It is a requirement for the dolomite management program, within which Zwartkop Golf Estate fall, that all rain water downpipes be connected to an effectively designed storm water management system.
- The Owner’s architect must consult The Dolomite Management Program manual for the minimum pipe diameter criteria for the effective design of a site specific storm water management system.
- All rainwater must be managed by gutters and rain water down pipes channelling rainwater as well as swimming pool waste water into an underground pipe system which is directly pumped into the pipes of the storm water management system and then directly channelled into the underground road storm-water system by dumping all storm water and swimming pool waste water directly into the road network.
- It must be noted that storm water may, under no circumstance, be channelled into the sewerage reticulation system of a dwelling. This is against municipal rules and regulations.
- Specific points will be provided on all golf front stands for the discharge of rain and storm water and swimming pool waste water runoff.

### 3.4.6.1 GUTTERS AND RAIN WATER DOWN PIPES

- Only “Chromadek” or similar approved gutters must be used.
- Houses with gutters and rain water down pipes, and as part of the storm water management plan for each site, **must** have a 1,0m wide concrete or concrete paver apron installed around the entire ground floor footprint of the dwelling. This apron must be installed at a slight angle, or fall, away from the dwelling to evenly disperse any storm water away from the dwelling.
- If houses are to be without gutters, and as part of the storm water management plan for each site, a 1500mm wide paved apron **must** be installed around the entire ground floor footprint of the dwelling. This apron must be installed at a slight angle, or fall, away from the dwelling to evenly disperse any storm water away from the dwelling.
- Paving must comply with the approved type, design and colour as set as set out in paragraph 3.14 below.

**Specific Exclusions:**

- PVC, Galvanised and painted metal or fibre cement gutters and rainwater pipes.
- Painted Fibre cement fascias 6mm thick and thinner.

**General Inclusions:**

- Natural or painted timber or fibre cement fascias.
- Chromadek gutters of approved colour - see 3.14

### 3.4.7 LOUVRE DECK ROOFING

The “Louvre Deck” roofing system, or similarly approved, will be considered and the approved Louvre Deck roofing system must comply with the following:

- **NO** freestanding Louvre Deck systems will be allowed. The proposed Louvre Deck installation must completely join or fully connect to the existing structure along at least **two full sides** of the Louvre deck system.
- Consideration for the approval of a Louvre Deck system will only be given should the layout/design of the current structure or existing roof design make the addition of a conventional roof impossible or impractical.
- The Louvre Deck installation may never be enclosed by means of doors or windows, not from the onset or even at a later stage.
- The maximum area such a Louvre Deck roofing system may cover is 40m2.
- The flooring system to such a Louvre Deck system must be of a permanent nature such as a floor slab with screed and a final tile or colour pigmented screed finish.
- All steel columns, typical to the construction of a Louvre Deck roof, may not be visible and must be encased in a brick column, minimum 330mm x 330mm in dimension. The columns must be plastered and painted in the same colour scheme as the rest of the dwelling. The columns may also be clad with HOA approved natural stone cladding.
- The facia or barge board, typical to the construction of a Louvre Deck roof, may not be visible and must be covered by a fibre cement or wooden facia, minimum 330mm in width as to ensure that as little of the Louvre Deck system will be visible from underneath when viewed from a distance.
- The facia board must be painted in the same colour scheme as the rest of the dwelling.
- All electrical work such as new light fittings and plug points must be installed by a registered electrician.
- All rainwater gutters must be hidden behind the abovementioned facia and may not be visible.
- Rainwater down pipes must be encased in the 330mm x 330mm (minimum dimensions) columns and the Owner must ensure that all storm water is managed effectively and channelled away from any adjacent structure(s).

- By using the term “Louvre Deck” it is implied any other similar roofing structure.
- It must be noted that such a structure, in conjunction with the brick columns, is viewed as a permanent addition and alteration to the existing structure and it is the duty of the Owner to ascertain whether it is necessary to have this addition approved by the Local Authority.

**PLEASE NOTE:**

The Owner must apply to the HOA’s Aesthetic Committee for approval for the installation of such a system and the Owner must supply a detailed site plan clearly indicating the correct position of the new structure as well as the relevant elevations to indicate how the new structure, with the prescribed columns and facia boards will integrate into the existing look of the dwelling.
Owner must have HOA approval before a Louvre Deck roofing system, or similar, may be constructed.

The HOA reserves the right to ask an Owner to remove any such non-approved structures.

Example of an approved Louvre Deck structure:

### 3.5 BURGLAR PROOFING, GATES, SCREENS, BALUSTRADING, PERGOLAS & AWNINGS

#### 3.5.1 BURGLAR PROOFING

The design of visible external security gates to doors and burglar proofing to windows must be approved by the HOA.

Colour of security gates and burglar proofing to match the colour finish of window and door frames of that particular dwelling.

**Specific Exclusions:**

- Decorative wrought iron, mild steel or cast aluminium,
- Concertina or other type steel security gates such as “TrelliDor” type gates.

#### 3.5.2 GATES AND SCREEN WALLS

Garden- and motor driveway gates and garden screens must be in painted or varnished slatted hardwood or steel where the steel gates and fences must be of a relatively unembellished design.

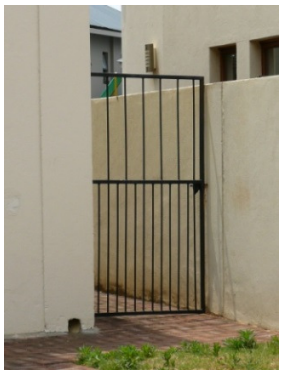
No visible creosote treated timber may be used.

The design of gates and screen walls must be of such a nature that it will hide washing lines, pet kennels, gas cylinder cages and rubbish bins from sight.

**Guidelines / Examples of Gates:**



**Exclusions:**

### 3.5.3 BALUSTRADES

Balcony and veranda balustrades must be in keeping with the architecture of the house and general style and guidelines of the Estate, and must either be in natural or painted hardwood or metal to comply with the list of approved colours.

Balustrades with brickwork columns must be light in appearance and must have either a timber or metal handrail.

Brickwork columns must be maximum 220mm x 220mm and must be plastered and painted to match the existing colour scheme and finish of the dwelling.

All balustrades must be 1.0m high and may not have openings larger than 100mm x 100mm and must comply with all the NBR rules and regulations pertaining to balustrades.

Steel or wooden balustrades to have at least a 255mm brickwork up-stand.

**Specific Exclusions:**

- Decorative wrought iron, mild steel or cast aluminium, e.g. Victorian brookie lace,
- Precast concrete balustrades of any kind,
- Creosote treated or varnished rough wooden poles.

**General Inclusions:**

- Planed, varnished or painted timber, painted steel, aluminium or stainless steel balustrades, colours to adhere to prescribed colours as set out in paragraph 3.15.

**Guidelines / Examples of Balustrades:**

**Exclusions:**

### 3.5.4 PERGOLAS & AWNINGS

Pergolas must be constructed in natural hardwood or mild steel IPE sections and supported on either timber, steel or brick columns where brick columns may not be less than 345mm x 345mm square and are limited to the ground floor only.

Pergolas to balconies at attic level must be in planed and varnished timber or mild steel IPE sections.

Pergolas may be constructed in planed and varnished timber or mild steel IPE sections beyond the building line (**excluding the golf course line**) provided they form terraces not higher than 500mm above natural ground level.

Pergolas may not, at any stage in the future, be covered with any form of permanent or semi-permanent roof covering and may not, in the future, be closed in on any open side of the structure by either a permanent or semi-permanent walling method or walling system.

The design and layout as well as the proposed position of the pergola on a stand must be indicated on relevant drawings and must be submitted to the HOA's Aesthetic Committee for their approval.

Pergolas, utilised for vehicle parking, may only be incorporated into the design of dwellings in Vardon Fairways, Hagan Greens and Snead Manor.

The maximum total floor area (m2) of a pergola may not exceed 36.0 m2.

The total height of a pergola may not exceed 3.06m or 36 standard brick courses.

**General Inclusions:**

- Horizontal folding/sliding canvas shade systems,
- Plain colour canvas.

**Specific Exclusions:**

- Decorative wrought iron, mild steel or cast aluminium e.g. Victorian “Brookie Lace”,
- Gum pole pergolas,
- Black Wattle pole covering,
- Any type of roof sheeting or roof covering,
- Fixed or fold-away aluminium awnings,
- Louvre Deck systems may only be incorporated into the roofing design/structure as an extension to a stoep or veranda.

**Guidelines / Examples of Pergolas and Carports:**

**Exclusions:**

## 3.6 PARKING, GARAGES & CARPORTS

### 3.6.1 PARKING

Sufficient on-site, off street parking must be provided for each stand to minimise on street parking of visitors to a stand.
(See diagram 3: Tshwane Town Planning Scheme 2008.)

### 3.6.2 GARAGES

A maximum of four garages may be built per stand and the maximum street façade length of a garage may be 9.0 meters, thus 3 single garages.

If the 9.0 meter maximum needs to be exceeded to accommodate four garages then the garages must be split into two separate units, thus two separate double garages and where the door configuration of both garages must be identical.

Garage doors must be natural timber or powder coated steel sectional doors.

See paragraph 2.6.1 governing boundary regulations pertaining to garages.

**Specific Exclusions:**

- Prefabricated garage units,
- Temporary/makeshift structures of any kind,
- Second storeys on garages closer than 5m to street boundary,
- Chromadek roll-up garage doors,
- No tip-up garage doors.

### 3.6.3 CARPORTS

Carport structures and its roofs must be attached to the main structure and are only allowed if they have the same pitch as the rest of the dwelling and are built of the same material used for the construction of the rest of dwelling and the same roofing material used for the roofs of the dwelling.

Supports must either be in:

- Planed and varnished timber,
- Painted timber,
- Mild steel IPE sections,
- Brick columns (min 345mm x 345mm),
- Brickwork base (min 345mm x 345mm), combined with either timber mild steel IPE sections as supports.

The sides may be trellised and planted with creepers.

**Specific Exclusions:**

- Prefabricated carport units,
- Temporary/makeshift structures,
- No free-standing garden sheds or Wendy houses are allowed,
- No open/covered facilities for caravans, boats or trailers are to be visible from the road or golf course and may not be placed in the side space,
- Use of any form of shade netting, natural poles or PVC covering.

## 3.7 STAFF ACCOMODATION AND KITCHEN YARDS

### 3.7.1 STAFF ACCOMMODATION

Staff accommodation should not be nearer to the street than the main building of the dwelling and must be contained under the same roof or integrated into the overall design.

Doors to outside staff rooms and bathrooms may not face the side boundary directly and must at all times be turned at 90˚ to the boundary.

Where it is not possible to immediately turn the entrance 90˚ to the immediate boundary it is possible to screen off the entrance to the room with a screen wall to a height and design that must be approved by the HOA and with a proper description and written argument why it was not possible to turn the entrance 90˚. The approval of this deviation will be at the sole discretion of the HOA and they can accept or discard the application without prejudice.

### 3.7.2 KITCHEN YARDS

Kitchen areas, staff accommodation and outside staff ablution facilities must be enclosed with a screen wall on all sides and be provided with access gates.

All access gates and screens walls must adhere to design requirements as set out in paragraph 3.5.2., herein above.

Wash lines, gas cylinders and garbage bins may not be visible from either the road or golf course.

## 3.8 PRIVATE GARDENS

Private gardens must be managed and maintained by the Owner or his appointee.

Any walls and structures as part of landscaping must be clearly indicated on the site development plan and must be submitted to the Aesthetics' Committee or the Controlling Architect, along with the rest of the documentation to form part of approval documentation, for approval.

Only indigenous vegetation may be used for landscaping. The existing exotic or invasive species that are found on site must be managed in accordance with the regulations published under section 29 of the Conservation of Agricultural Resources Act, (Act No, 43 of 1983) pertaining to the declaration and control of weeds and invader plants.

It is expected of Owners to cut lawns at least once in every two weeks or the HOA will cut the lawn on behalf of the Owner but for the Owner's account.

Owners of undeveloped stands must keep stands neat and tidy and vegetation may not exceed 30cm in height, except for established trees.

The HOA retains the right to clean up untidy undeveloped sites and for the Owner's account.

## 3.9 BOUNDARY WALLS AND FENCES

### 3.9.1 STREET AND GOLF COURSE BOUNDARY WALLS

As a general rule, street and golf course boundary walls are not encouraged.

However, where it is a matter of privacy, such as around swimming pools, boundary walls may be built according to the following guidelines:

- The street front boundary can be without any fencing,
- Walls are limited to a maximum height of 2.1 meters,
- Balustrades and gates must be in compliance to the applicable guidelines and should be used as far as possible to create an open and airy feeling. (Walls may not exceed beyond 50% of the total street boundary length without gates and balustrades.)
- Golf course facing boundary walls must comply with paragraph 2.6.2,
- The use of steel fencing will be limited to Terrace Stands and must comply with the guidelines provided in paragraph 2.6.2.

### 3.9.2 SIDE AND REAR BOUNDARY WALLS AND ANY OTHER SCREEN WALLS

Must comply with the following:

- Must be constructed from brick and finished with plaster and painted in line with the colour scheme and finish of the dwelling,
- Maximum height of 2.1 meters,
- These walls need to drop to 1.8 meters if closer than 3.0 meters from the street and/or golf course,

- Boundary walls obstructing the flow of storm water must have openings of 100mm x 300mm at 3,0m intervals and must be level with the finished ground level.

**Specific Exclusions:**

- Concrete panel walls,
- Barbed wire fencing,
- Diamond mesh fencing,
- Un-plastered brick or concrete block walls,
- Face brick walls,
- Log type fences,
- Walls or fences along golf course boundary,
- No electrical fences will be allowed within the development, with exception to Estate boundary walls.

### 3.10 CHIMNEYS

Chimneys must be important elements in the architectural composition and it is recommended that each house have at least one chimney as an architectural focus element.

As a chimney is a very visual component in the overall design of a structure due to its normally strong vertical nature, the design and detailing of a chimney must compliment the design style of and echo other design detailing found in the overall design of a house or dwelling.

The Aesthetic Committee may request that design and detailing changes be made to a chimney should it be of the opinion that the proposed chimney design does not fall within the architectural style of the estate.

The chimney must be built at least 1.0m (One meter) higher than the nearest roof ridge height for good cross ventilation and may exceed the 7.5m height restriction if necessary.

**Specific Inclusions:**

- Traditional black steel “Swan” cowls,
- Black Steel “Fixed” cowls,
- “Tornado” or “WhirlyBird” extractor mechanisms, colour matt black only,
- Cowl designs as approved by the Aesthetic Committee.

**Specific Exclusions:**

- Exposed fibre cement flues & cowls

**Guidelines/Examples of Chimney Cowls:**

Traditional black steel “Swan” cowls

Black Steel “Fixed” cowls

Matt Black “Tornado”/“WhirlyBird” extractor mechanisms

Cowl designs as approved by the Aesthetic Committee

## 3.11 SWIMMING POOLS

### 3.11.1 RULES AND REGULATIONS

The design and material specification for all new swimming pools must comply with the rules and regulations pertaining to swimming pools as set out in the following documents:

- SANS 10400 – 1390,
- National Building Regulations (NBR) – DD4,
- National Dolomite Management Program,
- City of Tshwane Building Control requirements,

  and with particular reference to the construction of swimming pools in dolomite soil conditions.

The design and material specification for all new swimming pools must also comply with the rules, regulations and requirements pertaining to swimming pools as set out by:

- The NHBRC,
- The Department Geology of the City of Tshwane.

### 3.11.2 DESIGN AND MATERIAL SPECIFICATIONS

The design and material specifications must be executed by a registered structural engineer and normal conventional swimming pool construction techniques may not be used.

The design and material specification of the proposed swimming pool will depend on the geological classification of the particular stand (D2, D3 or D4 classification) and this classification will, for example, determine the swimming pool hull construction, the nature and size of the drainage system under the pool and the size and depth of the inspection hole.

The position of a new swimming pool, applicable to both new dwellings and existing dwellings, must clearly be indicated on the site development plan. A detailed layout plan of the swimming pool indicating all aspects such as dimensions, layout of drainage systems, etc. and a detailed longitudinal section must also be submitted.

Plans for all new swimming pools, for both new and existing dwellings, must be submitted to the HOA's Aesthetic Committee for approval before being submitted to the Tshwane Town Council for their approval.

All plans, drawings and design and material specifications must be signed off by the engineer responsible for the swimming pool design.

Filtration units must be completely hidden and may not be visible from the road, golf course or adjacent properties and must be placed in a location on the stand where it will not cause a noise hindrance to neighbours.

For safety purposes swimming pools must preferably not be freely accessible and if so, the swimming pool must have a safety net covering.

Any safety fence around the pool must comply with the ZGE aesthetic rules and architectural guidelines pertaining to boundary walls and fences as set out in paragraph 3.9 herein above, as well as all municipal and SANS/NBR/NHBRC rules and regulations.

### 3.11.3 IMPLEMENTATION OF THE SOUTH AFRICAN NATIONAL STANDARD (SANS)

All aspects pertaining to the design, material specifications and construction method or techniques for the installation of new swimming pools will be governed by the following national publication:

**SANS 1936-3:2012**
**Edition 1**

**DEVELOPMENT OF DOLOMITE LAND**

**Part 3: Design and construction of buildings, structures and infrastructure**

**Section 9: Requirements for swimming pools and liquid-retaining structures**

The objective of SANS 1936 is to set requirements for the development of dolomite land in order to ensure that people live and work in an environment that is seen by society to be acceptably safe, where loss of assets is within tolerable limits, and where cost-effective and sustainable land usage is achieved.

Part 3 of SANS 1936 establishes requirements for:

1. The design and construction of permanent or temporary buildings, structures and infrastructure, including wet and dry engineering services, on dolomite land requiring precautionary measures to support sustainable development. It also applies to upgrading or maintenance of existing developments.

2. Establishes requirements for sites designated as D2 or D3 dolomite areas in accordance with SANS 1936-1.

3. Development on sites designated as D4 dolomite areas require additional site-specific precautions over and above those specified in clause 10.

**NOTE 1:** Maintenance and risk management requirements are established in SANS 1936-4.

**NOTE 2:** Design and construction requirements in this part of SANS 1936 are based on the premise that the risk management requirements of SANS 1936-4 will be implemented as long as the buildings, structures or infrastructure are in existence.

Part 9 of the abovementioned document reads as follows:

"*…* ***9. REQUIREMENTS FOR SWIMMING POOLS AND LIQUID-RETAINING STRUCTURES***

***9.1 GENERAL***

***9.1.1*** *Domestic swimming pools and liquid-retaining structures shall be watertight (zero leakage), constructed without any joints, and shall not be placed closer than 5 m from a building. Alternatively, the design of such pools shall be integrated into the rational design of the foundation of the residential structure.*

***9.1.2*** *Public swimming pools and other liquid-retaining structures shall be watertight (zero leakage) and should not be placed closer than 30 m from a building. The design of such structures shall be such that the joints:*

*a) can readily be inspected for leakage;*

*b) remain watertight with a high degree of reliability;*

*and*

*c) are able to accommodate all likely differential movements between the wall and floor panels without the joints losing their water tightness.*

***9.1.3*** *Backwash and other water from swimming pools shall discharge into drainage systems in a manner acceptable to the local authority.*

***9.1.4*** *No subsurface drainage, other than for leakage detection or prevention of floatation, shall be installed beneath swimming pools or liquid-retaining structures. If installed for leakage detection purposes, the liquid shall be capable of draining freely and without the need for pumping from the collector, which shall have a watertight floor installed.*

***9.1.5*** *Public swimming pools and liquid-retaining structures shall be surrounded by a sloped, impervious paving, the width of which shall be specified by the competent person (engineer). All waste or drainpipes should release water in the storm water system or, alternatively, 30 m from the structure on the topographical down slope.*

***9.1.6*** *Earthworks around the perimeter of public swimming pools and liquid-retaining structures shall be sloped and compacted to a slope not flatter than 1:30 for a distance of not less than 15 m from the outer perimeter of such structures. NOTE For the purposes of this sub clause, the perimeter of a swimming pool includes any surfaced area which returns water to the pool.*

***…."***

**Specific Exclusions:**

- Portable "Porta" pools above ground level,
- Any exclusions as indicated in:
  - SANS 10400 – 1390,
  - National Building Regulations (NBR) – DD4,
  - National Dolomite Management Program
  - NHBRC Requirements, Rules and Regulations
  - City of Tshwane Building Control and Department of Geology requirements,
- Visible pump and filtration units.

**General Inclusions:**

- Concealed filtration units,
- Pool surrounds to match general paving.

## 3.12 POST BOXES

Postal Delivery will not take place at any physical address.

Private post boxes must be incorporated into a built structure and must be freely accessible from the street. The design of the built structure must be approved by the Aesthetics' Committee as part of the plan approval process.

**General Inclusions**

- Wall-plate openings

**Specific Exclusions**

- Any free standing and/or decorative post boxes.

## 3.13 INTERIOR DESIGN

There are no constraints on the interior design of a new dwelling or any addition and alteration to an existing dwelling.

## 3.14 PAVING MATERIAL

Paving material shall be either in concrete blocks or brick pavers in approved colour ranges only.

**General inclusions**

- Approved colours shades of black, grey, terracotta, sandstone and brown.
- Cobblestone edging strips.

**Specific Exclusions**

- Interlocking bricks,
- In-situ cast concrete paving sections or blocks,
- Half bricks.

**Guidelines / Examples of paving materials:**

## 3.15 COLOURS

White is an important colour in the development.

Other colours for walls must reflect **soft subdued earthy tones** such as ochre, sandstone, beige, sand, autumn shades and monotone shades of grey.

Bright and contrasting colours will be allowed upon the approval of the Aesthetics' Committee and/or Controlling Architect.

Painted window frames should be white only.

**Specific Exclusions**

- Bright primary colours,
- Large areas of black to walls

### 3.16 SOLAR (Pv) PANELS FOR SOLAR ENERGY HARVESTING

The installation of solar panels will be allowed within the estate where “solar panels” refers to Photovoltaic Panels (Pv Panels) and where Pv panels convert solar energy (sun radiation) into an electrical DC (Direct Current) current and then a Solar Inverter converts this to Alternating Current (AC), which can then be utilised as kilowatt electricity in a home or dwelling.

This is not thermal heating like solar geysers but radiation transfer to electrical current to generate an alternative source of electricity for household use.

The angle at which a solar (Pv) panel or panels may be installed must follow the pitch of the roof and may not be a greater angle to that of the roof angle which, as set out in paragraph 3.4.1, herein above and where the section “Pitched Roofs” reads: *“Roof pitches for double pitched roofs to be 30˚ minimum and 45˚ maximum.”*

Solar (Pv) panels may only be affixed to north or near-north facing sides of a double pitched roof and may not be installed on mono pitched or flat concrete roofs and a maximum of 50.0% (Fifty Percent) of the roof area (m2) of a north or near north facing side of a double pitched roof may be covered by solar (Pv) panels.

Only panel frames in black, dark grey or charcoal in colour will be allowed and **NO** frames in a shiny and/or natural anodized finish will be allowed.

Only Solar Energy (Pv) Systems supplied and installed by Solar Energy Professionals will be allowed and “D.I.Y.” systems will not be considered or approved.

Owners must submit a Solar Panel (Pv) Design Proposal to the HOA Aesthetics Committee indicating the following:

- Proposed number of Solar (Pv) Panels,
- The location of the Solar (Pv) Panels on the roof,
- The dimensions of a Solar (Pv) Panel and the total dimensions of the proposed installation,
- Clear images of the proposed Solar (Pv) Panels incorporated in the design.

The HOA will then evaluate the Solar Panel (Pv) Design Proposal for approval.

No cabling or brackets of any kind may be visible externally and all such cables and brackets must be accommodated in the roof cavity of the dwelling.

**Example of preferred solar panel installation method:**

**Example of installation method not allowed:**

### 3.17 WATER STORAGE TANKS FOR RAIN WATER HARVESTING

**IMPORTANT NOTE:**

Water storage tanks for rain water harvesting is considered to be a **"LIQUID RETAINING STRUCTURE"** within the context of SANS 1936 and all the rules and regulations and other precautionary measures, as set out in this document, will directly apply to water storage tanks erected on a stand with a Dolomite (D2 to D4) Geological Classification.

A maximum of two water tanks with a total or combined storage capacity of maximum 20 000 (Twenty Thousand) litres will be allowed per stand or household and the maximum storage capacity per single water tank is 10 000 (Ten Thousand) litres.

#### 3.17.1 AESTHETIC RULES AND ARCHITECTURAL GUIDELINES

The aesthetic rules and architectural guidelines pertaining to the installation of water storage tanks for rain water harvesting for domestic use and garden irrigation purposes are the following:

**POSITION ON SITE**

- **New Dwellings:** The proposed position(s) of water tanks must be clearly indicted on the concept site plan of the proposed new dwelling for approval by the Aesthetics' Committee as part of the concept approval phase.
- **Existing Dwellings:** The proposed position(s) of water tanks must be clearly indicted on a site plan indicating all existing structures and must be submitted to the Aesthetics' Committee for approval.

  (The design, finishes, material specification and construction method of the proposed water tank must also be submitted to the Aesthetics' Committee for their consideration and approval for both new and existing dwellings.)
- Water tanks may be installed on either (natural) ground level of a stand and/or on first floor level as long as it is concealed from direct street and golf course view.
- Water tanks must preferably be installed behind the house or dwelling or alternatively be hidden behind solid boundary and/or garden screen walls and may also not protrude above side or rear boundary walls or be directly visible to neighbours on ground floor level.
- Water tanks must be positioned close to storm water drains, as per the SANS 1936-3:2012 rules and regulations where it stipulates that the overflow system of any liquid-retaining structure must directly empty out into a storm water drain with pipes connected to the street or the main estate storm water management system.

**DESIGN, MATERIALS, CONSTRUCTION METHODS AND FINISHES**

- Only professionally manufactured water tanks may be installed.
- Construction methods, material specifications and installation requirements as per SANS 1936-3:2012 rules and regulations.
- Water tanks supplying water directly into the drinking/domestic water reticulation system of a house must be fitted with a

suitable water filtration system.

- Rain water downpipes must connect directly into water tanks and no unsightly rain water down pipe extensions will be permitted.
- Water tanks may only be manufactured from:
    - high-quality, UV-resistant, Polyethylene,
    - Galvanised Steel,
    - Aluminium.
- Water tanks must:
    - Either be painted in the same colour scheme as the roof of the dwelling, or,
    - In the same colour as the rain water gutters and down pipes fitted to the house, or,
    - It must be enclosed in the same manner as per the requirements for air conditioner covers/screens.

Timber and Steel Air Conditioner Covers/Screens

### 3.17.2 RESPONSIBILITY

It remains the responsibility of Owners to regularly inspect water tanks and supply/outlet pipes for any leaks, as is required under the rules and regulations as set out in SANS 1936 pertaining to all liquid retaining structures.

## 3.18 PLUMBING

No exposed plumbing, pipes for heat pumps and air conditioning units are allowed on external walls and service ducts must be incorporated into the design of the dwelling.

No service ducts, even at ground floor level, may be visible from the street frontage of the dwelling and all service ducts must be covered in the same design as set out for garden gates and screen walls or similarly approved designs.

Examples of approved Service Duct Coverings:




## 3.19 TV AERIALS AND SATELLITE DISHES

TV Aerials and/or satellite dishes to be hidden from view as far as possible.

Positions of TV aerials and satellite dishes to be approved by HOA prior to construction/installation.

TV aerials to be hidden in roof cavity as far as possible.

### 3.20 REFUSE BINS, DOLL'S HOUSES, PET KENNELS AND WASHING LINES:

Refuse bins, doll's houses, pet kennels and washing lines must be concealed behind screen walls or structures and may NOT be visible from the street.

The design of a new dwelling must incorporate a screened off kitchen yard to accommodate refuse bins, gas cylinders, pet kennels and washing lines and where the screen walls must be higher than the washing lines and to a maximum of 2.10 meters.

### 3.21 AIR CONDITIONING UNITS:

No window or split unit air conditioners may be visible from the street or the golf course.

No roof mounted air conditioning units may be used at all.

Should it not be possible to hide air conditioner compressor units such air conditioner compressor units must be screened off by means of:

- A metal cage clad in timber to the same design as prescribed for garden gates and screen walls,
- Or where the cladding is of a solid weatherproof material it must be painted the same colour as the external walls of the house.

The objective is to make the air conditioning motor unit as invisible as possible and for the unit to blend into the rest of the structure.

**Guidelines / Examples of Air Conditioning Treatment:**

Air Conditioning motor unit hidden behind decorative wooden screen and planters

Metal frame and Timber Slat air conditioner compressor cover/screen

**Exclusions:**

### 3.22 OUTSIDE LIGHTING:

The general Rule is that no outside lighting be placed higher than 1.0m from the top of the paving apron around a dwelling and outside lighting should not shine directly into or onto a neighbour's property.

If the outside lighting is placed higher than 1.0m from ground level on sides facing neighbours such light fittings must shine up and/or down.

The position of the lights can be higher on the street side but Owners must ensure that such lights do not cause blinding to drivers.

All positions of outside lights to be approved by the HOA **before** finalising and installation.

### 3.23 SOLAR WATER HEATING:

The installation of Solar Heated Geysers will be allowed if the warm water storage tank is concealed inside the roof cavity.

Only a **flat plate solar collector system** or a **vacuum tube system** will be allowed.

**Solar Pool Heating:**

Pools can be heated by means of a flat plate solar collector system and through the installation of a solar heat pump and Solar Heat Retention Blankets may be used but care must be taken to hide the blankets from direct view as far as possible.

**Guidelines / Examples of Solar Heating Panels on roof:**

### 3.24 ADVERTISING BOARDS / BANNERS

No form of advertising boards or banners is allowed within the Estate.

### 3.25 RESPONSIBILITY

The ZGE HOA Aesthetic Rules and Architectural and Planning Guidelines do not absolve the Owner from complying with the applicable rules, regulations, requirements and guidelines as set out and stipulated in the applicable SANS Codes, the National Building Regulations, the National Dolomite Management Program, the NHBRC and the rules, regulations and requirements of the Local Authority as set out in the Local Town planning scheme.

### 3.26 DEVIATIONS FROM AESTHETICS, ARCHITECTURAL & PLANNING GUIDELINES

ZGE HOA reserves the right to, at any time, requests an Owner to correct any deviations from the above set out Aesthetic Rules and Architectural and Planning Guidelines.

Owners will be informed in writing as to what Rule(s) has been transgressed and how this should be remedied.

Owners will be given sufficient time to remedy any transgressions.

### 3.27 CLOSING

The HOA and the Aesthetics' Committee would like to assure all current and future Owners that they are approachable and open to all suggestions pertaining to the design of a new dwelling or additions and alterations to existing dwellings.

It must however be understood that all applications will be considered on merit and that due consideration will be given to each application.