

Owner and architect to sign each page of this document and submit with stage one.

Annexure 2



Aesthetics Committee

Tania Fourie

Fax: +27 (0) 86 660 3888

Cell: +27 (0) 83 415 7512

Email: tania@lacamargue.co.za

Stand Number:			
Date Of First Submission:			
Date Of Second Submission:			
Construction Commenced On:			
Owner Name:		Architect Company Name:	
Owner Cell Number:		Architect Name:	
Owner Email Address:		Architect Cell Number:	
Fees Payable: <small>(not applicable if Project Architect is appointed)</small>	Date Payment Received	Architect Email Address:	
Stage One Approval: R2500		Architect SACAP Number:	
Stage Two Approval: R2500		Bank Account Details For EFT La Camargue Home Owners Association Account no: 1025838637 Branch code: 197,205 Bank: Nedbank	
Resubmission: R1000 <small>(Substantial changes) additional</small>			
Email proof of payment to: tania@lacamargue.co.za			
		Client Signature:	
		Architect Signature:	

Contents:

Front Page:	Page 01
Contents:	Page 02
Stage One Submission Requirements:	Page 03
Stage Two Submission Requirements:	Page 04
Guideline Summary:	Page 5 - 6
<u>Full Aesthetic Guidelines</u>	
Townplanning Controls:	Page 7 - 10
Structure:	Page 10 - 11
House Services:	Page 12
Materials:	Page 13 - 14
Landscaping:	Page 15 - 16



Aesthetics Committee

Client Signature:	
Architect Signature:	

The following needs written approval from the Aesthetics Committee: **This page to be submitted with plan submission one**

- Erection of new building
- Alteration or addition to existing building/repainting of house
- Construction of elements outside the house like Jacuzzi's, driveways etc...
- Landscaping where any tree need to be removed

If we are required to print the plans, the cost per page will be:

•A1(Coloured) - R180.00	•A1(Black & White) - R40.00
•A3(Coloured) - R30.00	•A3(Black & White) - R15.00
•A4(Coloured) - R15.00	•A4(Black & White) - R2.00



Design concept and sketch plans must be submitted to the Aesthetics Committee and a scrutiny fee of R5000 must be paid. This fee may be increased from time to time but is a once off payment. A further R1000 will be payable for any re-submissions. If however the plans differ a lot from the first submission, it may be decided that the full scrutiny fee must be paid again.

The Basic Sketch plans need to include the following:	Tick	Notes:
Fees Paid for stage 1:		Total Amount of R2500
CD containing PDF drawings:		
Three Coloured A3 Booklets Scale 1:200:		Two to be kept and one to be returned
Architects Information on Front page of A3 Booklet:		Name, SACAP No, Tel Number and Email
Owner Information on Font page of A3 Booklet:		Stand No, Name, Number and Email
Position of buildings on neighbouring stands (if applicable):		Google photograph of stand to be included
Building Lines:		
Position of Driveways, Access Routes and Pathways:		
Boundary wall details and boundary treatment:		
Landscape plan including all plants, details and existing trees on the site:		
Earthworks plan:		
Positions of all Buildings including pools on site:		
Storm Water drainage proposal:		
Plans and Elevations clearly showing all finishes used:		
A three-dimensional CAD Model:		
Area Schedule:		
Samples of Finishes which include a finishes page with paint swatches etc...		
Copy of Title Deeds:		
		Client Signature:
		Architect Signature:

Stage Two Plan Submission Form:

The following needs written approval from the Aesthetics Committee:

- Erection of new building
- Alteration or addition to existing building/repainting of house
- Construction of elements outside the house like Jacuzzi's, driveways etc...
- Landscaping where any tree need to be removed

This page to be submitted with plan submission one

If we are required to print the plans, the cost per page will be:

- A1(Coloured) - R180.00
- A1(Black & White) - R40.00
- A3(Coloured) - R30.00
- A3(Black & White) - R15.00
- A4(Coloured) - R15.00
- A4(Black & White) - R2.00



Drawings as necessary for Council approval including the Following:	Tick Box	Notes:
Fees Paid for stage 2:		Total Amount of R2500
Working drawings Scale 1:100 on A1 sheets ONLY:		They include sections, elevations, roof plan, foundation plan and schedules (window, door and finishes)
CD containing PDF drawings: Three sets of A1 plans, three Coloured:		Two Coloured sets will be kept and the other coloured set will be returned.
Architects Information in Title block:		Name, SACAP No, Tel Number and Email
Owner Information in Title block:		Stand No, Name, Number and Email
Position of buildings on neighbouring stands (if applicable):		Google photograph of stand to be included
Building Lines:		
Position of Driveways, Access Routes and Pathways:		
Boundary wall details and boundary treatment:		
Landscape plan including all plants, details and existing trees:		
Earthworks plan:		
Positions of all Buildings including pools on site:		
Storm Water drainage proposal:		
Plans and Elevations clearly showing all finishes and colours		
A three-dimensional CAD Model:		
Area Schedule:		
Samples of Finishes. A finishes page with paint swatches etc...		
Coverage and FAR Calculations:		
Positions and the routes of all services onto the site:		
		Client Signature:
		Architect Signature:

Aesthetic Guidelines -**Summary**

Annexure 2

Page5/16

Required - Notes		Required
Height:	2 Stories Single storey Double storey Plinth	2 Storeys 6m Max 9m Max 0.5m Max
Coverage:	Singel storey - 60% of stand area maximum Double storey portion of house - 40% of stand area maximum First floor max 70% of groundfloor (including double volumes and staircases) 10% of house area must be veranda/ pergola	60% Max 70% Max 10% Min
Building Lines:	Side: Aggregate of 5m with a min of 2m on one side Rear boundary fronting adjoining owner: 3m Rear boundary fronting public open space: 5m Street boundaries: 3m When garage doors face the road. 1.5m When garage doors do not face road.	2m Min 3m 5m 3m-1.5m
Boundary Walls:	Side boundary: max. height 2.1m, may not continue within building lines at front or back. Steel fencing for remaining length of the wall. Back boundary towards neighbor: max. height 2.1m for full length. <u>Back boundary towards open space:</u> Option 1: Simple steel fence between brick piers spaced min. 3m apart. Fence max. 1.5m high, stepped, not sloped. Brick piers min. 350 x 350 plastered and painted, or red facebrick to match house. Low brick plinth below fence to match columns. Option 2: Palisade fence with 80x80mm posts at 3m centres. Colour of fence to be dark 'black', 'dark green' or 'charcoal' with a evergreen hedge screening. Option 3: Clearview fence, Colour of fence to be dark 'black', 'dark green' or 'charcoal' with a evergreen hedge. Street Boundary: Max height 1.8m for max 50% of length of boundary, to max. 7m unbroken wall.	
Swimming Pools:	2m from any boundary	
Staff:	Not closer than house to street boundary Under same roof as house Screened with 2,1m high walls on all sides	
Size:	Min. 180m ²	
Gable Walls:	Max 8m wide for single and double storey	8 max
Lean-to Roofs:	Max 2/3 of gable wall width of 6m.	
		Client Signature:
		Architect Signature:

Facebrick:	40% Max of exterior walls Flush joined No 2 tone Reddish - Corobrik Country Classic/ Roan Satin	
Roofs:	<u>Pitch:</u> Main roof: Chromadek Sheet Metal roof - 30-40° or Tiled roof - 30-35° Lean-to-roof for patio's + secondary roofs: Chromadek Sheet Metal Roof - 5-10° or Tiled roof - 17,5° Less than 5 degrees: Concrete with pebbles and stone chips 50mm thick layer A house may only have one roof finish. Either tiles or chromadek sheet metal, Not Both.	
Roof Eaves:	700mm Overhang (no gutters and downpipes) Seamless aluminium gutters and downpipes installed.	
Aircon:	Concealed in roof	
Solar:	Panels to slope flat on roof finish Geyser concealed in roof Panels not visable from the street	
Windows:	Vertical proportion required Large openings devided in vertical proportions, roofed Minimum of 10% fenestration of each elevation	
Verandas:	Each house must have a veranda 10% of area of house, can be a pergola	
Balconies:	No side balconies overlooking neighbors allowed	
Garages:	If more than 2 door (cars) are needed, then single doors must be used	
Carports:	Allowed 345 x 345 brick columns Roof to match house design and type Must be joined directly to house and compliment the design	
Landscape:	Natural landscape to be re-installed and protected - show existing	
Driveway:	Max 6m wide	
Drainage:	All plumbing pipes must be enclosed	
	Client Signature:	
	Architect Signature:	

Aesthetic Guideline Checklist:

What needs to be included in your Drawings and Plans:	TICK YES OR NO	Rules that need to be followed under each section:
Town Planning Controls:		
Single Residential:		One dwelling only used for residential purposes. The Stands may not be subdivided.
Storeys/ Height:		2 storeys may be built. The maximum height of the homes should be measured from the natural ground level (this level will be as indicated and determined on the contour plan of the site) to the highest point of the roof. Chimneys are excluded from this height restriction. The height of any part of the structure of a single storey dwelling may not exceed 6.0 meters above natural ground level when measured vertically below that point. Similarly the height limit of a double storey dwelling will be 9.0 meters. No point of any ground floor slab may be more than 500mm above natural ground level when measured vertically below that point.
Site Coverage:		Coverage 60% for single storey- and-40% for double storey portions of the dwelling on the stand.
Ground Floor vs. First Floor Coverage:		The first floor may not go over 50% of the ground floor area. Any stairs and/or double volumes are to be included in the first floor calculations.
Building Lines - Residential 1: Check your Title deeds for Servitudes as we do not have insight in individual owner's Title deeds.		Minimum side boundaries are - 2m Minimum aggregate side space - 5m Street front - 3m Rear boundary fronting public open space - 5m Other rear boundaries - 3m Garage street front - 3m Garage not facing road -1.5m Walled yards should preferably be set back 3m from street or park boundary and swimming pools may not be placed closer than 2m from any boundary.
Staff Quarters and Outbuildings:		No two buildings may be built on one stand. The staff quarters should be enclosed by the same roof as the main dwelling, not be a separate building and all staff quarters and kitchen yards should be enclosed with a min 2,1m high walls on all sides.
Proportion:		Unnecessarily large buildings should be broken up into smaller forms that fit together taking the site as well as the environmental conditions into consideration. Building shapes should also be simple and not overpower the surroundings.
Size of Dwelling:		The minium size of any dwelling is 180m2 This should include the main house, garages and outbuildings
Building Width:		The maximum width for a single storey or double storey is 8m.
		Client Signature:
		Architect Signature:

Boundary walls:

Boundary walls are not encouraged, but if boundary walls are needed for privacy, they may be erected according to the following:

1 STREET BOUNDARY

Brick walls are restricted to a maximum height of 1,8m for 50% of the length of these boundaries and to a maximum uninterrupted length of 7,0m. Articulation to have a minimum recess of 440mm. Simple metalwork will be permitted, and needs to be approved by Aesthetics committee.

2 SIDE BOUNDARY

Brick walls are restricted to a maximum height of 2,1m and may not fall within the building lines facing the street or open space boundaries. Plain steel fencing will be permitted for the remaining length of the wall.

3 BACK BOUNDARY

Brick walls may be solid for the full length to a maximum height of 2,1m, except where the boundary abuts public open space.

4 BOUNDARIES FACING OPEN SPACE

These are limited to three alternatives as follows:-

4.1 Simple painted steel railings fixed between brick piers spaced not less than 3,0m apart. Fence to be a maximum of 1,5m high, stepped and not sloped. Brick piers to be a minimum of 350mm x 350mm plastered and painted. A plastered brick plinth below the fence will be permitted providing it does not exceed 25% of the total height of the fence. Owners are obliged to ensure that perimeter fencing required to contain pets is designed to comply with these guidelines. No pets permitted to roam freely on site. All pets will have to be contained on leads.

4.2 Alternatively, plain 'Palisade Fence' supported by intermediate Posts of 80 x 80mm at 3,00 meter centres. Colour of fence to be dark 'black', 'dark green' or 'charcoal' and an evergreen hedge is to be planted for the full length of the fence to provide evergreen screening.

4.3 Alternatively, either 'Clearview' type fence or similar supported by intermediate posts at centres recommended by manufacturer. Colour of fence to be dark colour as stipulated in 4.2 above. The full length of the fence to be planted with an evergreen hedge to conceal the same.

Boundary Walls General:

Walls should have regular openings for storm water. Walls between houses should stop where the house stops and may not cross over the boundary lines. Dwarf walls made of natural stone instead of boundary walls are encouraged to build up terraces. No Electrical fences are allowed at all

Other Information Regarding Boundary walls:

All boundary walls should be in accordance with SANS 0400 and should have the required plans with an Engineer's certificate as well as an Engineer's completion certificate upon completion of the walls

All building sites are to be fenced of completely and shade netting attached to the fences. This need to be kept well maintained until the end of construction

There may only be one wall/fence per boundary and both owners are to cooperate together with the committee. Owners are responsible for plastering both sides of the wall. No unplastered or unpainted walls are permitted. Where adjoining boundary walls occur the onus to share the costs thereof rests with the Owner. Should building of adjacent erf not occur at the same time the onus will be on the

Client Signature:

Architect Signature:

Boundary wall Materials:	<p>Only the following materials may be used in the construction of boundary walls and fences:.</p> <ul style="list-style-type: none"> •Natural Stone •Red facebrick, as used for the main house. •Brick and smooth or bagged plaster painted as per approved colours •Palisade if custom designed and made from natural timber or steel, painted in charcoal grey from the approved colour chart. <p><u>Specific Exclusions:</u></p> <ul style="list-style-type: none"> •Flimsy timber fencing •Chicken wire fencing •In-situ casted concrete finish on retaining walls. •Concrete panel walls •Barbed wire fencing •Diamond mesh fencing •Cement bricks •Log type fences 				
Retaining Wall:	<ul style="list-style-type: none"> •Any garden wall designed to retain an embankment may not exceed 1m in height without stepping back. •Loffelstein is not permitted 				
Driveway:	<p>Driveways and pathways should be limited as far as possible. The maximum width at any point must not exceed 6.0 metres otherwise they must be divided by garden or planter boxes. Only cobblestones and brick paving approved by the Project Architect and Homeowner's Aesthetics Committee may be used. No concrete interlocking blocks permitted. Wood floated concrete in panels and framed with brick paved borders will also be considered.</p>				
Registered Architect:	<p>The design of the owner's house may only be done by a registered professional Architect or Architecture Firm. They may not use a Technician, draughtsperson, design or drafting bureau for the designs. According to SANS 10400- Section A19 owners should employ the Architect for the full architectural service unless a qualified project manager can be appointed.</p>				
Maximum Building Period:	<p>Construction must start within 24 months from the date of initial transfer of ownership of the stand. Any construction must then be completed within 12 months from the beginning of building activities. If the owner fails to complete construction in time a monthly penalty, equal to the current levy amount, will be billed until the building is complete and an occupational certificate is issued by the relevant authorities and the Committee.</p>				
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Client Signature:</td> <td style="width: 50%;"></td> </tr> <tr> <td>Architect Signature:</td> <td></td> </tr> </table>	Client Signature:		Architect Signature:	
Client Signature:					
Architect Signature:					

Structure:

What needs to be included in your Drawings and Plans:	Tick yes or no	Rules that need to be followed under each section:
Roof:		Much attention has been placed on the roof construction as the roof element plays a dominant role in expressing the Architectural language and in binding the individual units together. Roofs should be broken down with a series of at least 3 minor forms, such as monopitch or flat roofs to create a varied roof line.
Roof pitch:		Roof pitches should be in traditional styles- namely simple double pitched, pyramid, hipped and half-hipped. The pitches should be consistent. The main roof area should have a minimum pitch of 30° for tiled and chromadek sheet metal roofs and a maximum pitch of 35° for tiled roofs and 40° for chromadek sheet metal roofs.
Flat or lean-to-roof:		Flat or lean-to-roofs should be pitched at minimum pitch of 17.5° for tiled roofs and 5° for chromadek sheet metal roofs. Maximum pitch is 17.5° for tiled roofs and 10° for chromadek sheet Metal roofs. Lean-to-roofs are permissible provided they don't take up more than 30% of the roofed areas. Lean-to-roofs should also not exceed 6 meters
Window types and proportion:		All windows need to be vertical. Windows should be rectangular if possible; otherwise square windows may be used, but may not exceed 900x900mm. The style and type of windows used in the house should stay the same through-out and the use of glass blocks and any other type of glass other than clear or sand blasted is prohibited, but the use of double glazing is encouraged. Each Elevation should have at least 10% Fenestration, but excessively large areas of glazing should be avoided unless it can be broken up into rectangular sections. There should also be no unbalanced openings. Windows should also be taller on the Ground Floor and shorter on the First. They should be on the same height throughout one floor and not be placed closer than 690mm from an external corner. Windows and doors should form individual openings in an Elevation and may not exceed 70% of the area of each elevation, except when covered with a patio roof. Simple long horizontal windows will be allowed where it functions as a top light, and where the proportions is correctly applied.
Skylights and Dormer windows:		Any dormer windows should first be approved by the committee and abide by the rules of the guidelines. Skylights should also be approved first and should be in traditional flat glass style and be set into the roof.
External doors:		Doors may only be constructed from natural wood that has been painted or treated or powder coated aluminium doors to the approved colours. No other type of door may be used as in steel doors, PVC doors, driftwood doors, sleeper wood doors or ornate and carved doors. Glass doors should also be consistent with the window styles used.
Columns:		The preferred columns for the estate are natural hardwood, painted mild steel sections or brick columns. The brick columns may not be smaller than 345x345mm.
		Client Signature:
		Architect Signature:

Balconies:		Balconies are to be placed and designed in such a way as not to intrude on the neighbour's privacy. They should also be approved by the committee. Concrete balconies with plain handrails must be used. Plain painted steel handrail or plain stainless steel handrail is acceptable.
Burglar bars:		Visible security gates / burglar bars for windows and doors are not allowed to be placed on the outside of the dwelling but rather on the inside. The burglar bars should follow the pattern of the window, and should be simple painted steel. Burglar bars must be indicated on the drawings, and must be approved prior to installation.
Chimneys:		Chimney stacks may stick above the top of the roof, but only the minimum height to comply with the N.B.R. Chimney pots may be used as long as they are simple cylinders and not ornate. Exposed steel flues may be used if the color matches the roof color.
Kitchen yards:		All homes should have a kitchen yard, the yard will be used to hide everyday things like washing lines, kennels, etc... and the walls of the yard should compliment the design and not stand out. It should also be big enough for 4 dustbins in case of recycling
Garages:		Garages must be set back to at least the building line on the street boundary and while it is preferred that they face the stand a maximum of 4 garages may face the roadway. If there are more than 2 that face the road the garages need to have single doors.
Carpports:		Carpports may only be put up if they compliment the design of the house. The need for carpports will be assessed differently as per design. The carport supports must be either timber, painted mild steel sections with a brick base or brick columns that are 345x345mm. The sides can also be trellised with mesh for creepers. The roof of a carport needs to match the roof of the main house.
Boats, Trailers, Caravans and Horseboxes etc:		Any boats, trailers or caravans should be hidden from other people's eyes and screened from the street. Either with screening devices or hidden in the garages. They may also not be placed at the side of houses unless it is hidden under a carport that has been approved.
Yard Walls:		Yard walls must be erected and finished the same way as the house is and look part of the design, the walls must not exceed 30% of the length of that boundary and should be enclosed with 2.1m high walls on all sides from the yard floor.
Yard Gates:		Gates must have either a wooden frame or in a simple steel design and may not be higher than the wall it is attached to. Vertical wooden slats that are finished or treated are preferred.
House Numbers:		House numbers are to be approved by the committee first and may not exceed 300mm and to be made of painted steel in black, brown or dark grey only. No other signage may be displayed on the Stand whatsoever.
		Client Signature:
		Architect Signature:

House Services:

What needs to be included in your Drawings and Plans:	Tick yes or No	Rules that need to be followed under each section:
Solar Panels and Roof mounted Air conditioners:		Roof mounted air conditioning units need to be hidden from the street, and any other public view. Solar panels may be placed on roofs, facing the best sun position as required for optimum functionality. The geysers connected to the solar panels should be hidden from public view. Visible solar panels to be plain black or dark grey and to have black or dark grey fixtures, no shining and bright fixtures would be allowed. Signage on solar panels will not be allowed.
Gutters and down pipes:		Seamless aluminium or Chromadek gutters and down pipes should be used. The gutters and down pipes should match the roof sheeting colour. If no gutters are installed, the minimum roof overhang is 700mm.
External pipes, Fittings, Fixtures and Devices:		No aerials, satellite dishes or solar panels may be visible from the street. All plumbing pipes are to be enclosed and sit flush with the external walls with only a 300x300mm access panel that is painted the same colour as the house at the joints. Any air-conditioning or heat pumps should be hidden and not at all visible from the road or any other resident's property.
Rainwater tanks:		Rainwater tanks are encouraged, but should either be buried under ground or be cladded in a suitable way as to compliment the house it serves. Visible PVC rainwater tanks would not be allowed.
Storm water management:		All landscaping plans as well as floor plans should show how the owner plans to allow for storm water disposal.
Children's Play Areas:		Any children's play areas must be screened from the road as well as neighbouring stands. The position and size of such a play area should be indicated on the plans and be approved by the Committee.
		Client Signature: _____
		Architect Signature: _____

Materials:

What needs to be included in your Drawings and Plans:	Tick yes or No	Rules that need to be followed under each section:
Wall finish / Wall material:		Un-plastered Brick as a dominant feature on the external walls will not be permitted, but can be used as a decorative feature and should not go over 40% of the external walls. Only red coloured face brick will be permitted and no other colour is allowed.
Cladding:		Only natural stone cladding will be allowed an NO fake stone or concrete/fibreglass claddings will be permitted
Permitted wall finishes and Exclusions:		<p>Permitted:</p> <ul style="list-style-type: none"> • Natural 'dry packed' stone • Smooth or bagged plaster, painted as per the palette • Textured or scratched plaster, painted or with a tinted finish e.g. Marmoran • Timber planks or Everite building planks • Corrugated metal if combined with the same corrugated metal roof – only 30% allowed • Red Facebrick e.g. Corobrick Country Classic, Roan Satin or similar approved. Provide a sample photo <p>Exclusions:</p> <ul style="list-style-type: none"> • Decorative plaster such as Spanish plaster • Ornate Mouldings • Pre-cast decorative concrete building elements • Fake rock cladding • No creosote treated timber may be visible • Two tone face brick or yellow facebrick • Multiple corbelling • Cement bricks
Paint sample:		Only colours from the supplied palette may be used and the dwelling may not be painted white, in bright and contrasting colours, cold grey, greens, blues, etc... only in earthy colours. If the owner repaints the house another paint sample should be handed in for approval.
		Client Signature: _____
		Architect Signature: _____

<p>Permitted roof Coverings and Exclusions:</p>	<p>Approved roof sheeting:</p> <ul style="list-style-type: none"> • Corrugated Metal sheeting – Chromadek or similar (Dove Grey or Dark Dolphin Colours) Additional colours may be approved by the Committee. • Natural Slate tiles – Mazista or similar(Blue Grey, West Country or Matt Black Colour) • Concrete roof tiles: "Briti" Cordova, "Mazista" Coppa/Semi-Circular (aged or plain), "Mazista" Portuguese (aged or plain), "Mazista" Royal Coppa/Royal Portuguese (aged or plain), "Marley" Monarch-Antique terracotta only, "LAFARGE" Cupola "Farmhouse Terracotta", "LAFARGE" Cupola "Farmhouse Red", "Mazista" Vineyard <p><u>A house may only have one roof finish. Either tiles or chromadek sheet metal. Not Both.</u></p> <p>Exclusions:</p> <ul style="list-style-type: none"> • Green tiled or sheeted roof • Elaborate decorations on gables • Victorian brookie lace • PVC, galvanised and painted metal or fibre cement gutters and rainwater pipes • Painted fibre cement Fascias that are 6mm tick and thinner • Thatched roofs • Asbestos cement tiles • Metal sheeting roof tiles 	
<p>Shutters:</p>	<p>Shutters are encouraged but must be traditional and functional. The shutter can be either exterior or interior and roller shutters can be used for security purposes, but should be completely built flush with the wall or inside if possible. Shutters may be stained timber or painted in colours as per recommended natural colour scheme, to blend in with the natural environment.</p>	
<p>Verandas, Pergolas and External Structures Materials:</p>	<p>Roof supports can be masonry, timber or metal posts with simple latticework. Exposed rafters and purlins are recommended. Lightweight coverings such as bamboo or reeds are permitted but not shade cloth, but only if the front thereof is concealed in a steel framework.</p> <p><u>Exclusions:</u></p> <ul style="list-style-type: none"> • Thatch Verandas • Gum pole pergolas • Translucent sheeting • Fixed or fold away aluminium awnings • Horizontal folding canvas shade system • Canvas shading 	
	<p>Client Signature:</p>	
	<p>Architect Signature:</p>	

Landscaping:

What needs to be included in your Drawings and Plans:	Tick yes or No	Rules that need to be followed under each section:
Verandas, Pergolas and External Structures:		Each house MUST include a Covered Patio. At least 10% of the total house footprint must consist of either pergolas or covered patios. In other words if the house area is 250m ² , there should be a covered patio or pergola of minimum of 25m ² .
Landscaper:		Wolfgang Sittig from Sittigs Nursery is a Home Owner on the Estate. Sittigs Nursery does the current maintenance on the Public gardens in the Estate. Wolfgang Sittig from Sittigs Nursery; 082 464 5582.
Plantlist:		Refer to landscape Architect's list of desired trees and shrubs as well as prohibited species.
Existing trees:		Existing trees should be used by the Architect in the design as far as possible and not be removed.
Indigenous trees:		All indigenous trees in the Estate with a trunk diameter of more than 100mm and taller than 1m are to be protected and cannot be removed without approval from the Committee.
Existing trees on Site Plan:		Any tree with a stem size of more than 100mm must be shown on the Site plan and should not be tampered with. If such a tree should be removed, it should be fully motivated and then approved by the Committee. If the removal is approved a written commitment should be handed in that 2 Indigenous trees with a minimum size of 100 litre will be planted or the Existing tree will be successfully relocated.
Qualified Landscape Architect to submit plans and sign on the plans that he adheres to the Landscape Guidelines. The Owner should also sign on the plans for implementation of landscaping plans.		
Public space:		Homeowners are encouraged to stay within the framework of the landscape of a public space adjoining their Stand including plant species used. The use of lawn and beds are to be seamlessly integrated on the private property from the public space.
Garden:		Due to the existing nature of the site and the abundance of natural flora only indigenous plant species will be permitted outside the building platform. Within the building platform some exotic plants will be permitted as ornamentals only. Existing vegetation is protected and any removal or pruning within the erven or on the pavement will require the approval of the HOA. The use of heavy earthmoving machinery is prohibited. Stormwater runoff must be controlled to prevent soil erosion.
Landscape Plan Submission:		<p>The following applies when a Landscape plan needs to be submitted:</p> <ul style="list-style-type: none"> • 3 Copies of the Landscape Site Development plan needs to be submitted on A1 size paper. • The plans should contain the names of plant species used, boundary lines, hard landscaping with the specified materials, streets etc. • The plan should contain the erf owner's name with the correct erf number as well as neighbour's erf numbers. • The designers name and contact details should be displayed • There will be a fee of R500 for Landscape plan review payable to the landscape Architects of the Estate. <p>The occupation certificate will only be written out if the landscape installation is done completely as per the plans.</p>
		Client Signature:
		Architect Signature:

Garden Ornamentation:		No artificial rocks, gnomes or elaborate sculptures will be allowed on the properties.
Garden Lights:		Exterior lights fitted onto the exterior walls of the house and also lights used in the garden, must be dim enough or screened as to prevent glare onto other Stands. The lights should be dim enough as to cause no light pollution or let direct light leave the property. No coloured lights will be allowed on the Estate. The use of low level lighting is encouraged.
Vacant Stands:		If the Stand is Vacant the owner is responsible to keep the Stand neat and free of weeds and long grass.
Swimming Pools and Spas:		If there is going to be a pool on the property materials such as brick, natural stone, slate, timber decking, clay pavers or approved cement pavers or flagstones may be used, but may not be raised more than 500mm above ground level. These pools and spas with all their attachments should fall within the building lines unless the building lines have been relaxed. Any fencing around a pool should comply with the regulations and be tasteful and pool pumps and attachment should be hidden from view from the neighbours. As well as not be audible. The water discharge of pools should also not lead onto neighbouring stands or the street but instead as indicated by the relating authority.

Note:

If Any Owner deviates from any approved plans, the Committee has the right to issue a stop order and insist that the works be rectified or demolished on the owner's own costs. This also counts if the owners start building or excavating without any approved plans. Building may only commence after all relevant approval documents have been obtained and the Building Code of Conduct have been signed by both the Owner and the Builder and a copy has been sent to the Aesthetic Committee. A pavement deposit fee has to be paid before building commences and will be paid back at the end of the building period less deductions if it's needed. After building is completed the relevant authorities need to be notified. They will then inspect the building and make sure it is as per approved plans and write out a completion certificate.

Important Notes:

The Owner hereby agrees that he would notify the Aesthetics Committee two weeks prior to Construction starting on site.	Client Signature:		
	Architect Signature:		
Site Pegs: It is the owners responsibility to re-instate the Site Boundary pegs before construction starts on site.	Client Signature:		
	Architect Signature:		
A copy of the Title deeds should be submitted with the plans.	Client Signature:		
	Architect Signature:		
	Client Signature:		
	Architect Signature:		