



HOMEOWNERS ASSOCIATION

ARCHITECTURAL DESIGN GUIDELINES



ARCHITECTURAL DESIGN GUIDELINES - GROOTVLEI RESIDENTIAL ESTATE

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1. INTRODUCTION

- 1.1 The purpose of these design guidelines is to encourage individual creativity within a variety of materials and finishes to ensure that the overall development harmonises and creates a balanced lifestyle for all residents. It is up to the individual architect or designer to contribute to the successful execution of the developer's aim.
- 1.2 The construction and improvements must commence within two years from the date of registration of ownership. In order to reduce inconvenience to neighbours as well as unsightliness, construction must proceed without lengthy interruptions and handled in such a way that the end of each phase should be aesthetically acceptable to the GREHOA.
- 1.3 The design of the dwelling unit and the entire stand must show sensitivity to the existing buildings, natural features, flora and topography. Permission must be obtained from the GREHOA before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures and houses must be taken into account in the design process. The newly planted trees on the sidewalks must be kept in mind as they are NOT to be removed.
- 1.4 The controlling authority for the development is the GREHOA who will be responsible for the approval of all aesthetic building plans.

It is strongly recommended that the purchaser engage the services of a qualified architect or designer. Further it is advisable that the chosen architect or designer consults with the GREHOA Aesthetic Committee prior to designing the proposed house to determine the intent of the design parameters set for the development.

- 1.5 Elevation treatment of all buildings must conform to good architecture as not to interfere with, or detract from, the general appearance of the neighbourhood.

2. TOWN PLANNING CONTROLS

Townplanning Controls shall be in accordance with the approved Township Establishment Conditions of the Township.



3. TREATMENT OF STAND BOUNDARIES

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street and side boundaries. In order to enhance the appearance of sidewalks and the streetscape of the general estate, the following guideline will apply.

The sidewalls and/or fences between properties and the street boundary may be a maximum of 2.1m high over the extent of the boundary. Where higher walls and/or fences are necessary to ensure privacy for selected areas this must be motivated to the Aesthetic Committee which approval will not be unreasonably withheld.

4. BUILDING DESIGN GUIDELINES

- 4.1 All plans must be prepared by a Registered Architect or Designer and submitted for approval to the Home Owners' Association Aesthetic Committee (see item 10 Building Plan Submission). Only after this approval has been obtained can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction. A penalty of R5000,00 will be levied against any person not complying herewith. The payment of this penalty does not affect the homeowners' responsibility to have the plans approved by the Aesthetic Committee before further construction commences.
- 4.2 Where house designs are found to be insensitive towards the environment and the character of the Estate, the owner can be requested to alter such designs or requested to make use of another suitably qualified architect or designer.
- 4.3 Where houses and/or alterations have not commenced within one year of date of approval of plans by the GREHOA, such initial approval will lapse, and the plans will have to be resubmitted for re-approval to the Aesthetic Committee.
- 4.4 Site plans are required for all swimming pools. Special attention is to be given to privacy, water drainage and safety fencing. Approval is required for pool encroachments over building lines.
- 4.5 No staff accommodation must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design.
- 4.6 Staff accommodation and kitchen areas must open onto screened yards, where possible.
- 4.7 Outbuildings and additions must match the original building design in style, elevation and material usage.
- 4.8 No deviations from the approved drawings will be permitted unless the deviation is resubmitted and approved in writing prior to construction by the Aesthetic Committee.



5. APPROVED BUILDING MATERIALS AND DESIGN STYLES

5.1 Architecture and Style

The GREHOA is not prescribing a specific architectural style for the development. Owners, their architects or designers should ensure that the approval of the GREHOA is obtained and that their designs are SABS and/or NHBRC approved.

5.2 Building Materials

Owners, their architects or designers are to ensure that all materials utilised for roof coverings, structural walls and screen walls, external doors, driveways and pathways should be SABS and/or NHBRC approved.

6. LANDSCAPING

- 6.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the estate in collaboration with the GREHOA, taking the installation of services into consideration.
- 6.2 The landscaping theme of GREHOA is to encourage the planting of trees.
- 6.3 The use of hedgerows is recommended and the planting of trees and shrubs is encouraged where possible. Trees planted in the road reserve may not be removed and must be replaced where damaged.

7. PROHIBITED BUILDING MATERIAL

Although there is no restriction insofar as building materials are concerned and to allow for diversity and interest, a variety of individual designs which are SABS and/or NHBRC approved will be encouraged.

8. CONSTRUCTION ACTIVITIES

As the buildings within the residential estate will be constructed over a considerable time period, the following guidelines have been formulated for the benefit of residents:

- 8.1 All building materials are to be stored within the site boundary; no material is to be off-loaded onto the road or road reserve or other erven/ neighbouring stands.
- 8.2 No advertising or sub-contractors boards will be permitted. Only the approved contractor/professional board will be permitted.
- 8.3 No workmen will be permitted on site between the hours of 18.00 and 06.00.



- 8.4 All contractors will be required to provide screened ablution facilities for the workmen and subcontractors under his control. Only chemical toilets will be allowed with no temporary connections to the main drainage system.
- 8.5 Construction hours are restricted from 06:00 to 18:00 on Mondays to Fridays and from 07:00 to 14:00 on Saturdays. No construction activity is to take place on Public Holidays or Sundays.
- 8.6 Delivery routes and hours may be defined from time to time by the GREHOA and all contractors are to obtain these restrictions from the sales office. If possible, a separate entrance will be made for all construction vehicles and only that route will be used. The GREHOA reserves the right to change the position of the entrance and route for construction vehicles from time to time. All contractors will be notified of these changes in advance.
- 8.7 Fines may be levied by the GREHOA for contractors and delivery vehicles that spill material en-route, damage roadways and curbs, stain tarmac and generally create nuisance within the estate.
- 8.8 Only single unit delivery trucks may come into the estate and also up to a maximum weight of 30 tons. An internal speed limit of 25km/h must be adhered to at all times by any construction vehicle. No articulated trucks will be allowed to deliver any material on the site. In the unlikely instance where bigger trucks need to come onto site, arrangements must be made with the site engineer.
- 8.9 Building rubble must be divided and taken to a legal dumping site and must be removed at regular intervals.

9. GENERAL

- 9.1 No construction personnel or night watchmen will be allowed to sleep on site.
- 9.2 It is recommended that the homeowner or his/her Architect or Designer discuss the design concept with the Aesthetic Committee at an early stage.
- 9.3 The GREHOA will be responsible for the maintenance of the street cobblestone paving as well as the streetlights. A 'Road Levy' of R1000,00 will be charged on commencement of building operations. This once-off levy will be used for repairs of the road areas once all construction activity has been completed.
- 9.4 Nothing in the above will be construed as permitting the contravention of the Conditions of Title to any erf or any by-laws or regulations of the Local Authority.
- 9.5 Every effort is made to ensure that these standards are observed by all stand owners. However, final approval of building plans ultimately rests with the Local Authority and no assurance can be given to individual owners that the above standards will be adopted throughout the township.



10. BUILDING PLAN SUBMISSION

The following must be adhered to before building plans will be considered for inspection:

- 10.1 A plan approval fee of R700,00 (Seven hundred Rand) per erf is payable to the GREHOA Aesthetic Committee on submission of plans

NOTE: THESE PLANS MUST BE SUBMITTED ON OR BEFORE THE FIRST AND THIRD WEDNESDAY OF EVERY MONTH AND THE AESTHETIC COMMITTEE WILL MEET ON THE FIRST AND THIRD FRIDAYS OF EACH MONTH.

- 10.2 A building performance deposit of R6 000,00 (Six thousand Rand) must also be paid by the owner at the Managing Agents' offices, and it will be held in trust (interest free) in their trust account.
- 10.3 The deposit amount will be used in the event if there is a breach on non-performance to remove rubble or make good any damage caused by the contractor or his sub-contractors or suppliers, including curbing, landscaping, community services, roads irrigation etc. and for any outstanding spot fines. This is the responsibility of the owner and not the contractor.
- 10.4 The building performance deposit shall be released subject to the submission to the Aesthetic Committee of a Local Authority's Certificate of Completion and Occupancy and shall only be refunded within 14 days once all the above documents are correctly completed and submitted.
- 10.5 Before a permanent electrical connection will be given, a final inspection will be held to ascertain whether the building will correspond to the approved plans.
- 10.6 The GREHOA reserve the right to prevent the occupation of any house if the above is not fully adhered with.
- 10.7 All plans necessary for City Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the GREHOA. Plan approval fees for the City Council for the building, are for the owners own account.

The following items must be clearly shown on the plans:

- Area of dwelling including patios and outbuildings
- Coverage (%)
- Building lines
- All external finishes including a colour specification (coloured-in elevation)
- Boundary wall/fence details including elevations
- Drainage and how it is concealed
- Layout of driveway
- Neighbouring Houses with positions of windows and private areas
- Sewerage servitude
- Existing trees



10.8 A signed copy of these guidelines by the owner of the erf is to be submitted together with the plans.

11. ACKNOWLEDGEMENT

The above document is fully understood and the Contractor and Owner undertake to comply with the above points, in addition to any further controls, which may be instituted by the GREHOA or the Developer from time to time in the form of a written notification and to ensure compliance by any sub-contractors employed by the Contractor, and any suppliers to either contractors, sub-contractors or owners.

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BUYER

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WITNESS

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NAME

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DATE

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STAND NUMBER

TEL: BUSINESS RESIDENTIAL

..... FAX CELLULAR