

SILVER CREEK

Gorge

BODY CORPORATE

ARCHITECTURAL GUIDELINES AND
BUILDING RULES

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10. GENERAL

1. ARCHITECTURAL GUIDELINES

- 1.1 The purpose of these design guidelines is to foster a unity of materials and finish to ensure that the overall development harmonizes to create a balanced lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic and maximum privacy.
- 1.2 In order to reduce inconvenience to neighbors, as well as unsightliness, construction must proceed without lengthy interruptions and must be completed within 12 months from the date of commencement.
- 1.3 The design of the dwelling unit and the entire stand must show a special sensitivity to the existing natural features, flora and topography. Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures must be taken into account in the design process.
- 1.4 The controlling and preferred architect for the development is Louis Jordaan, who will also serve on the Architectural review committee and will be responsible for the approval of all plans and buildings on behalf of the B/C. The B/C may however engage the services of an alternative qualified and registered architect or designer.
- 1.5 A dwelling unit will consist out of a single dwelling with outbuildings. No detached roofed structures will be allowed.
- 1.6 Domestic quarters are allowed. However, only a single live-in employee (domestic servant) will be allowed.
- 1.7 All houses (including outbuildings) must be designed to conform with these architectural guidelines to the satisfaction of the B/C. The objective is to achieve an interesting range of mutually compatible house designs within the flexibility afforded by the approved architectural style, whilst avoiding monotonous uniformity.

It is strongly recommended that if an alternative architect is employed by the purchaser, that such architect consult with the controlling architect serving on the Architectural review committee prior to the design of the proposed house to determine the intent of the design parameters set for the development.
- 1.8 The B/C reserves the right to amend or add any of the guidelines, when deemed necessary.

2. TOWN PLANNING CONTROLS

2.1 Coverage, Height and Density of Units:

2.1.1 Floor area ratio

The floor area ratio shall, unless provided for herein, be in accordance with the ratio permitted in the Town Planning Scheme.

2.1.2 Maximum dwellings per stand

4 units – for 3 allocated zoned stands

1 unit – small flat attached allowed – for remained stands

2.1.3 Maximum height

Not more than 2 story structures shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8,5m (eight comma five meters) above the ground level vertically below that point. (This height does not restrict the chimney stacks).

2.1.4 Coverage

b. Single story dwellings

The maximum coverage is 700m² for ground floor, excluding outbuildings.

c. Double storey dwellings

The ground floor coverage of double storey dwellings shall not exceed 700m². The objective is to encourage the construction of double storey rather than single storey houses in the estate, to optimize the space and minimize the effect on the environment.

2.1.5 Double Volumes

Double Volumes in houses are deemed to form part of the first floor areas.

2.2 Building Lines:

2.2.1 Single Story

No structures shall be erected within a distance of 10m (ten meters) from the boundary between one stand and another. No backline restrictions. Front building line is 15m (fifteen meters)

2.2.2 Double Story

No double story structure shall be allowed within a distance of 10m (ten meters) of the side boundaries. No backline restrictions. Front building line is 15m (fifteen meters)

3. STAND BOUNDARIES

No outer boundary fencing will be permitted. A maximum of 1600m² fenced-in will be permitted. This must be a solid wall construction or latte, palisade fencing with brickwork, “invisible fencing”. No more than 1.8m high. Earthy colors must be used.

Electric fencing is allowed, straight up with no angle and no more than 1.8m high. No barb wire etc. Electrical fencing must be done professionally and neat. Warning signs must be visible. Upright poles, to be painted black.

The Body Corporate has the right for subsequent screening of the fence on the outside and to be approved by the Body Corporate.

No dogs allowed out of this enclosed area due to game factor. If going for walk, dogs have to be on a leash.

4. BUILDING DESIGN GUIDELINES

- 4.1 A refundable deposit of R10000-00 (interest free) will be payable to the body corporate for possible damage to roads and other services during the building period or for the removal of rubble.
- 4.2 All plans must be submitted for approval to the B/C. Only after this approval has been obtained in writing can 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.
- 4.3 The privacy and views of surrounding properties must be considered as a premium. As a general rule no windows or balconies on the upper level may overlook the living space of the adjacent dwelling unless approved by the B/C and current neighbor, if applicable.
- 4.4 No staff accommodation may be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design.
- 4.5 Staff accommodation and kitchen areas must open onto screened yards or screened patios.
- 4.6 Outbuildings and additions must match the original building design in style, elevation and material usage. All plans must indicate at least one enclosed garage and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
- 4.7 Yard and screen walls should be similar to the basic materials and colors of the building.
- 4.8 No garden sheds, Wendy houses, any covered facilities such as for caravans, boats or trailers are to be visible from the road and may not be placed in the side space (building lines).
- 4.9 No shade netting (carports) may be used.
- 4.10 Solar heating panels, if used, must be incorporated into the building and form part of the basic structure and must be clearly shown and annotated on the approval drawings.
- 4.11 Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown and annotated on the approval drawings.
- 4.12 Washing lines need to be out of site to the neighbor and road.
- 4.13 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 4.14 No dwelling may not be smaller than 250m² including garages and outbuildings.
- 4.15 Mechanical equipment such as air-conditioners (and grills), ducts, pool pumps etc. must be designed into the buildings and/or adequately enclosed or screened off from view. And or painted same color as dwelling.

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4.16 It is the duty of any proposed owner, architect, contractor and/or subcontractor to familiarize him/herself with the current and proposed municipal services and their allocation on the whole of the Estate. These municipal services include, but are not limited to, water and electrical services, sewerage removal, storm water pipes and drainage, the B/C will not in any way whatsoever be liable for any damage which any owner, proposed owner or architect, contractor or subcontractor may suffer as a result of the existence, situation or otherwise of any such municipal services.

4.17 All water tanks are to be no higher than 4m top to bottom, hidden away as best as possible.

5. APPROVED BUILDING MATERIALS

5.1 Roof coverings:

5.1.1 New houses shall have a combination of flat and pitched roofs or solely pitched roofs as approved by the B/C. Minimum 10 degrees slope. Solely flat roofs are not permitted, except if concrete roof

5.1.2 Roof coverings will only be of the following:

Domed and flat steel sheeting or tiled roof

5.1.3 Large steel exposed trusses to be encouraged to enhance the contemporary style.

5.1.4 All materials to project a natural feel elaborate with Body Corporate.

5.1.5 Drainage pipes shall be concealed or painted.

5.1.6 Gutters and down pipes shall form an integral part of the design and shall be constructed and finished to match the style of the house.

5.2 Walls:

5.2.1 For all outside walls, bagging must be used. Only cement stock bricks to be used. Not grooved, to ensure a consistent look when bagged.

5.2.2 Bagging: when a raw brick is covered with cement sludge, by brush. This enhances the underlying brick detail.

5.2.3 Stone cladding: this will be allowed to a certain percentage. This is vital to ensure that the design is amalgamated with the earth.

5.2.4 Face brick will also be allowed to a certain percentage.

5.2.5 The color scheme of walls windows and garage doors will be natural earth colors. To be approved by the B/C.

5.3 Window and Door Frames:

Aluminum window and door frames to be encouraged. Wooden door and window panes will also be accepted.

Large openings are vital to invite the outside bush into your home, creating a bush life style living.

5.4 Driveways, Parking, Paving and Landscaping:

5.4.1. Landscaping on sidewalks must be undertaken within the integrated landscape language of the Estate to be approved by the B/C.

5.4.2 The landscaping theme of the Estate is to encourage the use of indigenous trees and plants as per the landscape design.

5.4.3 Driveways can be fully paved with approved colored pavers. Driveway widths are limited to 4m at the junction with the public road.

5.4.4. Houses erected on the visual slopes of the site will need special attention to reduce the interruption to the horizon line and any other potential visual impact. This will need to be done by, inter alia, additional landscaping and controls to the scale of the buildings. Where possible, cut and fill to be minimized and the buildings rather to be “terraced” down the slope of the site. Note: The maximum height of face brick plinths above ground see previous comment re Natural ground level will be limited to 680mm (8 courses) and must therefore step down the slope of the erf where applicable.

5.4.5. Only timber garage doors and/or approved colored chromadec doors may be used.

6. PROHIBITED BUILDING MATERIAL

6.1 The following Building Material are Prohibited:

6.6.1 Unpainted plaster, un plastered, stock brick walls or concrete walls.

6.6.2 No pre-cast concrete walls. No swimming pool type mesh fencing will be allowed

6.6.3 Non-natural paint colors

6.6.4 Wood panel fencing needs to be approved by body corporate

6.6.5 Razor wire, security spikes, not allowed

6.6.6 No externally fitted burglar bars will be permitted (only if specifically approved by B/C fitted type will be approved). Tuscan typically has external bars.

7. CONSTRUCTION ACTIVITIES AND CONDUCT RULES

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

7.1 Site Access and Exit:

- 7.1.1. The owner will advise the B/C who the building contractor will be and ensure that the contractor signs and complies with Builders' code of conduct drafted by the B/C from time to time and pay the building deposit. The owner acknowledges he is aware that the Estate is a security Estate and will at all times adhere to the security regulation and controls, and agrees to co-operate with the B/C in the interest of maintaining security on the Estate.
- 7.1.2 Detailed procedures will be made available by the B/C to contractors, in terms of the builder's code of conduct that will include security measures for authorized access and identification of vehicles and all personnel.
- 7.1.3 As improvements to the security and the access controls are ongoing, these procedures will be reviewed from time to time.
- 7.1.4 Hours of work: Contractors may only enter the Estate after 07h00 in the morning and must vacate the Estate by 18h00. No workers will be allowed to remain overnight on site. Contractors may negotiate with the B/C's appointed security company for this service, if required.
- 7.1.5 Construction will be limited to Monday 07h00 to Friday 18h00 and Saturdays 07h00 to 12h00. No construction will be permitted on, Sundays and public holidays unless by prior written agreement with the B/C. Only emergency work with approval of B/C may be implemented. Work is permitted on Sunday, provided no noise.
- 7.1.6 Only authorized vehicles will be allowed onto the Estate. There is a load restriction of 6 tons per axle and the vehicles may be subject to axle load testing by the B/C prior to being allowed entry. Exception for roof truss deliveries, no articulated vehicles are permitted in the Estate, unless by prior authorization of the B/C. It is the obligation of the Contractor to notify his supplies of this, and the B/C shall not entertain any claims of losses or damages in this regard.
- 7.1.7 Deliveries must be scheduled for between 07h00 and 15h00 on weekdays only.
- 7.1.8 The Estate Security personnel reserve the right to subject vehicles entering or leaving the Estate to a search.
- 7.1.9 Points of access: Contractors shall only access and exit through the designated contractors gate.
- 7.1.10 Any contravention of security and access rules will be severely dealt with by the B/C, and depending on the nature and the circumstances, could lead to the suspension of building work, barring of access to the Estate and/or fines being imposed.
- 7.1.11 Owner accepts responsibility for any loss or damage caused by his contractor, sub-contractor or supplier.

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7.2 Housekeeping and Tidiness:

- 7.2.1 The site is to be kept as clean as possible of building rubble and general cleaning and good housekeeping practice must take place during building operations.
- 7.2.2 When building consider neighbor
- 7.2.3 No concrete, cement or other building materials may be temporally stored, or mixed or prepared on any of the roadways, curbs and pavements.
- 7.2.4 Materials, which are off loaded by a supplier or contractor, may not encroach onto the adjacent site, the pavement or roadway. Where suppliers fail to adhere to this, the responsible contractor shall move the materials accordingly. The Contractor is also responsible for removal of any sand or rubble that may have washed or moved onto the road.
- 7.2.5 The contractor is to ensure that the roads and the vicinity of his house site is always kept neat and tidy, including materials or mud or spoil being driven or dropped onto the road or sidewalk.
- 7.2.6 The contractor shall provide adequate facilities for rubbish disposal and ensure that the workers use the provided facilities and that the rubbish is removed every Friday. No rubbish may be burnt or buried on site. No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble, or the like is to be left lying around, nor be allowed to blow off the site.
- 7.2.7 Accumulation of hardcore for fill shall be neatly piled. With the B/C's consent on-site disposal dump or spoil zones may be arranged.
- 7.2.8 Contractors shall ensure special care in their handling, disposal and cleaning up operations, with particular note to paint, tile grout, tile adhesive, cement and rhinolite, chemicals, oil and fuel, etc
- 7.2.9 Fires for cooking or other purposes will not be permitted, and contractors shall ensure approved alternative meal arrangements are made. Contractors must ensure that their employees make no fires for heating purposes.
- 7.2.10. The contractor shall provide approved portable chemical toilets for the workers. Adjacent construction sites may share toilets if approved by the B/C. Toilets and changing facilities shall be suitably positioned and kept hygienic.
- 7.2.11. Construction materials may only be delivered to the house site on an as-needs daily basis for installation by the latest the Friday of that week, and surplus materials must not be allowed to visibly accumulate on the house site.
- 7.2.12. The certificate of completion by the B/C includes for the site to be entirely cleared of all rubble, surplus materials, and be impeccably clean, the verge re-installed and all damage repaired, all to the satisfaction of B/C.

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- 7.2.13. Upon submission of building plans, a building performance deposit of R10 000.00 will be deposited and held in trust (free of interest) by the B/C.

The deposit amount will be used in event there is a breach or non-performance to remove rubble or make good any damage caused by the Contractor or his sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.

The deposit will be forfeited if there is any non-compliance or breach of any or all of the provision of the Architectural and Landscaping Guidelines by the owner, contractor or sub-contractors or suppliers.

The building performance deposit shall be released once clause 7.2.12 has been complied with and the Local Authority's certificate of completion and occupancy has been issued.

- 7.2.14 Contractor vehicles shall not be parked or left in the road, and a screened designated parking area shall be arranged with the HOA.

8. APPROVAL OF BUILDING PLANS

To assist owners and their architects to design a dwelling that conforms to these guidelines, the procedures have been established:

Stage 1: Site development plans and sketches of both the proposed floor plans and the elevations of building shall be submitted to the Directors of the B/C for its consideration of the conceptual design principles at its regular meetings. The stage 1 drawings shall be accompanied by a scrutiny fee of R850.00 and by a certificate from the architect or person who prepared the plans confirming the plans comply with these architectural guidelines and that the correct positioning of the boundary pegs have been established.

Stage 2: Detailed design drawings shall be prepared so as to comply with the conditions of approval issued by the Directors of the B/C in respect of stage 1 drawing. Three copies of these stage 2 drawing shall also be submitted to the Directors of the B/C for consideration. Where alterations or amendments are required these too shall be shown on revised drawing.

Stage 3: After the detailed drawings have been approved by the Directors of the HOA the approved drawings shall be submitted together with the prescribed plan fees and connections fees by the owner to the Local Authority for its consideration and approval.

Stage 4: A copy of B/C and Council approved plans kept on site and available at all times.

9. BODY CORPORATE

- 9.1 The developer will act on behalf of the body corporate to be formed until the first meeting, that will be held by the Body Corporate.
- 9.2 The Body Corporate will be bound by the decision(s) of the developer until the first meeting that will be held by the B/C in terms of the Sectional Title Act.
- 9.3 The developer shall have a position on the B/C until the developer resigns.

NB! All buildings Have to be NHBRC registered. All units have to have SG plans on all covered roof area.

If construction takes place, it has to be approved by developer first, and SG plans have to be done.

10. GENERAL

You may use your own architect and building contractor to design and build your own home within certain architectural guidelines.

All plans, finishes and colors must be approved by the trustees of the body corporate.

Minimum size house to be built is 250m², garage included.

The maximum coverage is 700m² for ground floor, excluding outbuildings. No more than two story structures will be allowed.

LEVIAS: As determined by the Body Corporate is Payable from start of digging of foundations.

We thank you for buying into Silver Creek Gorge Estate!