



SCHOONGEZICHT

COUNTRY ESTATE

AT PLEINBERG BAY GOLF & COUNTRY CLUB

Annexure A

Schoongezicht Country Estate Home Owners Association Constitution

In terms of the approvals granted for re-zoning a design manual which sets out the parameters for development is called for and this forms part of the conditions of purchase with which prospective homeowners will have to comply if they wish to build in Schoongezicht.

The overall site to be developed is visually sensitive from an environmental point of view and to this end height, form, mass, and colour of the buildings to be erected are to be governed by architectural guidelines to ensure the minimum environmental and visual impact. The forms of the buildings are to be simple with low pitched roofs in earthy colours. Deep verandahs and pergolas will, by virtue of the shadows they cast, break up the mass of the building.

Controls on the positioning of the buildings on the site and their height have been incorporated in an endeavour to protect the views, privacy and investment value of all erven, as well as ensure that the design input is sympathetic to the environment. The guidelines will permit controlled design expression, whilst retaining the benefits of overall harmony for the entire development, through restrictions on basic materials, plan forms, fenestration and finishes.



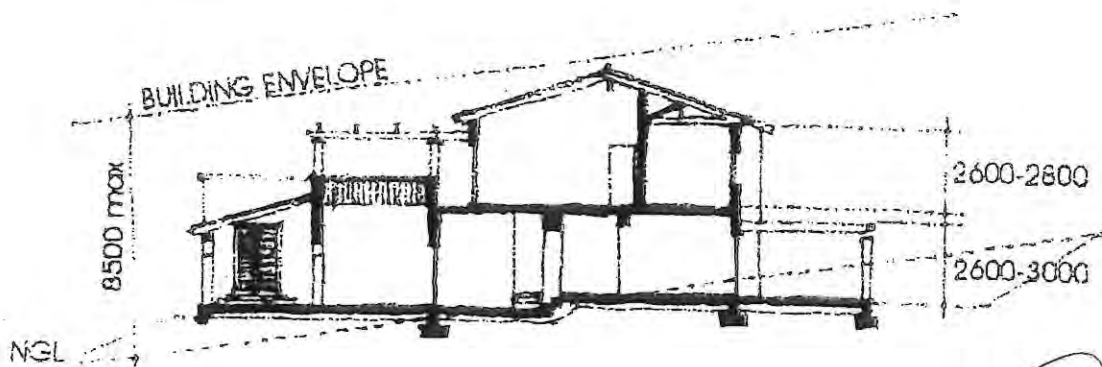
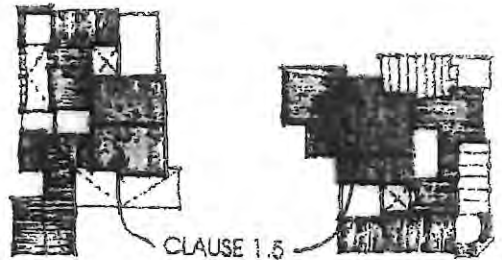
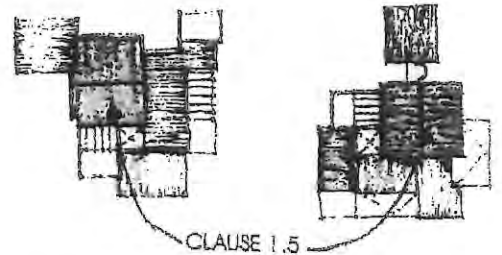
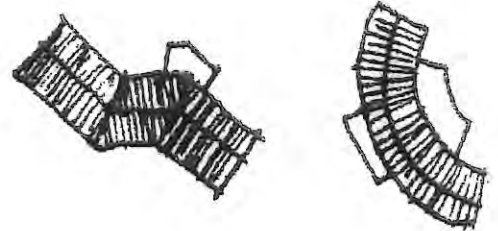


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AT PELETENBURG BAY ROAD, COENBERG, CPT

Building Form & Spatial Envelope

- 1.1 The massing and scale of the building with its external covered areas and outbuildings is of primary importance and include aspects such as roofscape, covering and penetrations of the walls, in determining and maintaining the character desired for Schoongezicht
- 1.2 House forms shall be made up of rectangular elements comprising a main block with verandahs or pergolas to create deep shadows so as to break up the visual mass and secondary elements of a smaller scale.
- 1.3 Houses may be double or single storey. Phase 4 houses against the northern fence may be double storey. All other erven in Phase 4 and 2 B (erven 1 - 13 old) to be single storey on the street side with allowance for a lower ground storey, total subject to 8,5m (Phase 2B) and 6m height (Phase 4) restriction. Phase 3 plots subject to addendum sale diagrams. Whilst houses may be stepped on the slope, at no point may any building be more than two storeys excl. garages.
- 1.4 Floor to ceiling heights for the ground floor to be between 2600mm and 3000mm and the first floor between 2600mm and 2800mm.
- 1.5 Ground coverage should not exceed more than 50% of the area of the erf. Double storey houses shall have a first floor not exceeding 40% of the ground floor habitable area.



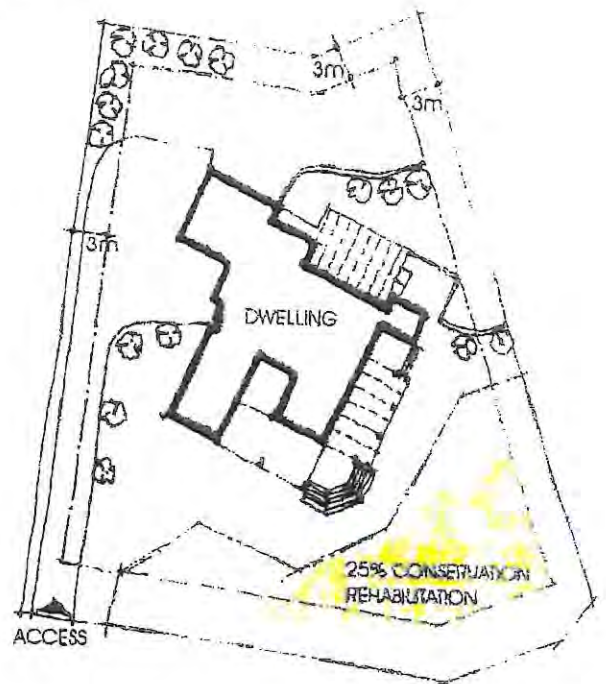


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AT FLEETENBERG, SAVALLE & COUNTRY CLUB

Building Lines & Access

- 2.1 The building lines imposed by the local authority are modified by the relevant site diagrams which will define any special conditions applicable to individual erven.
- 2.2 The position of the access, garage and outbuildings on erven. Should be defined on a individual case by the Estate Architectural Professional.
- 2.3 Waivers to the building lines will be granted only on Architectural merit after a fully motivated submission to the project Consultant Architect and provided that they do not compromise adjacent properties. This approval will then be subject to consideration by the local authority.
- 2.4 In general the main building shall be set back with a minimum of 4500mm from the street boundary, except on steep erven where the Consultant Estate Architectural Professional may grant a relaxation, 3000mm from side boundaries and to a line, not less than 3000mm from the rear or a boundary common with an open space, which defines a not less than 25% portion of the erf to be committed to conservation rehabilitation which shall not be built upon or hardened.
- 2.5 Phase 4: Building lines to be as follows:
Set back from the street boundary to be minimum of 3000mm and from the side and rear boundaries to be 1500mm.
25% Conservation rehabilitation areas do not apply to this Phase 4.
- 2.6 The site diagram indicates the specific building lines for each erf





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COUNTRY ESTATE

AT PEFFELBERG BAY WIND & COUNTRY CLUB

- 2.7 Outbuilding may with approval be built on the rear and side boundaries (except side boundaries abutting open space areas) provided that the length of the building does not exceed one third of that boundary and the height is not greater than 3200mm. This is in accordance with the development platform indicated, and neighbours consent is obtained.
- 2.8 "Outbuilding" means a subsidiary and single storeyed structure used or intended to be used for the housing of servants, the garaging of motor vehicles and for storage purposes, ordinary and reasonably required in conjunction with the main structure


3

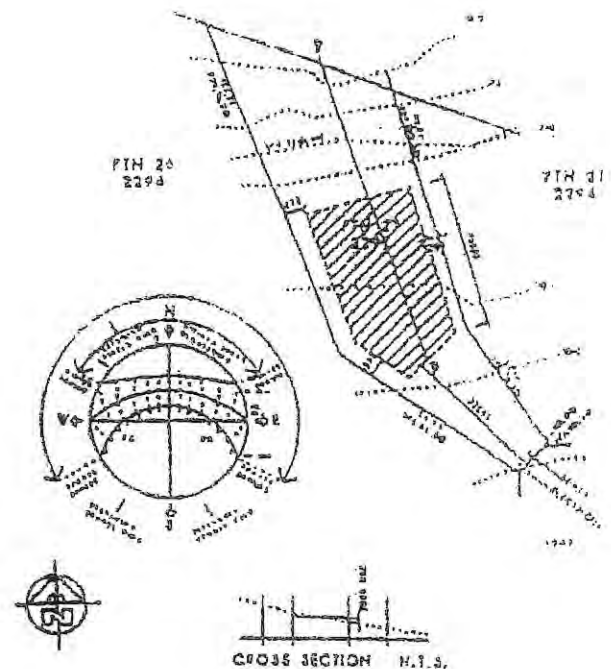



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AS DEVELOPED BY GUY & MURPHY, CC.

Site Development

- 3.1 All site development will take place in accordance with the approved development plan. **Site handover to Builder/ Owner will be done with the presence of the Home Owners Association Environmentalist.**
- 3.2 Site boundaries, building lines, coverage and the extent of the building/development platforms shall be indicated on the individual site diagrams.
- 3.3 No second dwelling may be erected without prior approval.
- 3.4 No building plans shall be eligible for submission to the Municipality for approval until and unless the Home Owner's Association supplies the Municipality with sufficient written approval thereof as well as confirmation that such proposed plan complies with the rules and regulations applicable to prescribed building design standards.
- 3.5 No work may be commenced on site until:
 - (i) Plans have been approved by the Consultant Architect and the local Authority.
 - (ii) The contractor has entered into an agreement with the Owner and the Home Owners Association, with regard to damage to roads and sidewalks, services and planting.
 - (iii) Any deposit required in terms of such agreement as security for damage to roads, sidewalks and common property has been paid.
- 3.6 No building may be occupied until the Consultant Architect has certified that it is complete and is in accordance with the submitted drawings and an **Occupancy Certificate has been issued by the Local Authority**
- 3.7 Outbuildings may not be built before the main dwelling



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21 PLETGENSTR. BAYVIEW 4 COUNTRY CLUB

Height of buildings

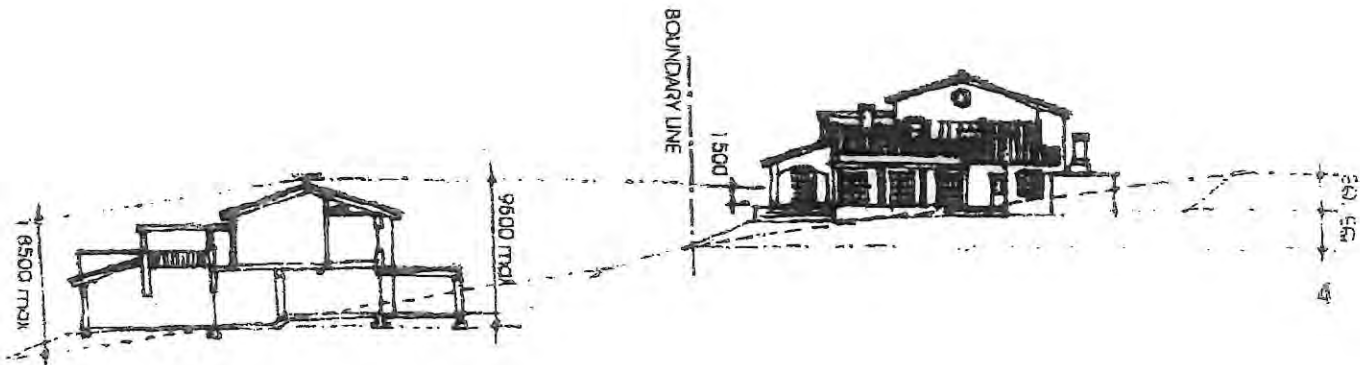
- 4.1 All buildings shall be single or double storey. The height from the finished ground beneath the ridge to the ridge line shall not exceed 9500mm and the height from the natural ground level beneath the ridge to the ridge line shall not exceed 8500mm, excluding basement garages.
- 4.2 The height of the plinth and the ridge on certain sloping erven as set out in the site diagrams shall be determined according to its slope and that of adjacent erven. The maximum height of the roof apex on certain sites shall not exceed by more than 1500mm the mean height of the portion above or behind as determined by the mean level of the site pegs.
- 4.3 The effected portions are those where the mean level of the erf is 5000mm or more below the mean level of the adjacent portion.
- 4.4 The height of the plinth, relative to site corner peg levels and immediate natural ground level, which under no circumstances must exceed 2000mm from finished ground, once constructed, must be confirmed by a Land Surveyor to the Consultant Architect prior to commencement of the superstructure brickwork.
- 4.5 No building may be erected on stilts or columns where there is an open void beneath the building.
- 4.6 Plinths shall be constructed of Smartstone, natural stone, or suitable painted plaster to blend in with the site.



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BY THE TRUSTEES OF SCHOONGEZICHT COUNTRY CLUB

- 4.7 Notwithstanding the above the developer may in **his** sole discretion determine sites where, in the effort to protect a neighbouring site's view, only a single storey building may be erected. Such single storey shall have a height not exceeding 5000mm from the level of the neighbouring site.
- 4.8 All re-sales of erven or houses will be subject to any and all conditions or attachments that formed part of their original (first) sale agreement.



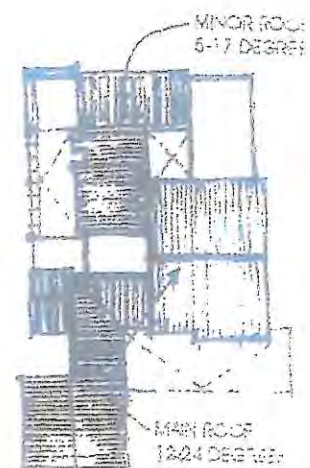


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AT PELLIENBERG BAY GOLF & COUNTRY CLUB

Roofs

- 5.1 Main roofs shall be double pitched or mono pitched. The pitches shall be symmetrical about the ridge and shall be within the range 12 degrees to 24 degrees.
- 5.2 The Consultant Architect decision regarding acceptance of the proposed roofing design shall be final.
- 5.3 Secondary or minor roofs (IBR Polybarbonate sheeting with Bamboo underneath) to terraces and outbuildings which shall not exceed more than one third of the main roof area shall be within the range of 5 degrees to 17 degrees. Roofs which are below 5 degrees shall be behind parapets.
- 5.4 Dormer windows will not be permitted.
- 5.5 Roofcoverings may only be tiles in the traditional Mediterranean pattern, in the approved types and colours:
 - Mazista Porthoghese Tile
 - Mazista Coppo Tile
 - Tuscan Eagle Tile, pattern sprayed by a approved HOA painting contractor
- 5.6 Rooftrim, fascias, etc to be approved Terracotta or other colours approved by the Consultant Architect.
- 5.7 The roofpitch shall be the same for any one dwelling, except that verandahs may be less.
- 5.8 Flat concrete roofs (to a maximum of 30% of the total roof area) will be allowed which could accommodate solar panels or solar panels would be allowed directly on tiled roof
 - All solar panels installed must be at the same angle if the tiled roof (ie sit flat on the tiled roof) and and where installed on concrete roofs, the maximum angle must be the same as the tiled roof and no greater.
 - Any solar installation must provide a updated electrical COC (cert of compliance) to the Estate offices



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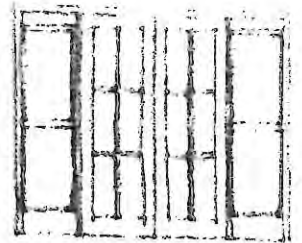
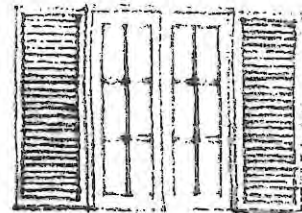
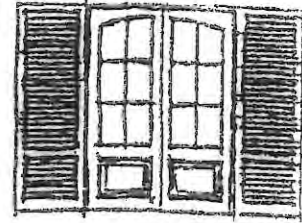


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AT PELTENDRUM AVENUE, WILMINGTON, WESTERN CAPE

Doors

- 6.1 All external doors shall be vertical in proportion.
- 6.2 French doors with or without fanlights shall be used.
- 6.3 Single garage doors of standard width shall be used or standard double garage doors.
- 6.4 Large glazed sliding doors may be used provided they are beneath pergolas or covered verandahs.
- 6.5 All external doors shall be timber painted or stained to an approved colour or epoxy coated aluminium of an approved colour and section.





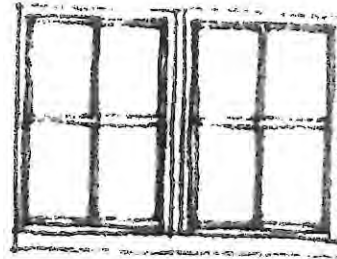
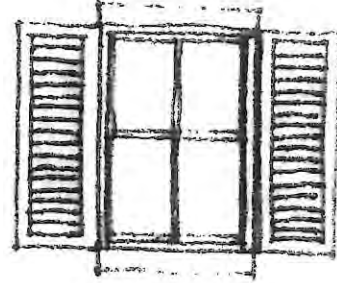
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AT PEFFENBERG, BAY GARDEN & QUENSTADT STR

Windows

- 7.1 The porportion of all windows shall be such that the vertical dimension is greater than the horizontal.
- 7.2 Large openings formed of windows in series will only be permitted beneath pergolas or verandahs.
- 7.3 Windows may be linked to form bay windows or conservatories where the windows are seperated by masonry or timber piers.
- 7.4 Windows shall be timber painted or stained in approved colour, or PVC white or epoxy coated aluminium to an approved colour and and section
- 7.5 The use of external shutters is encouraged.





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AT FITZGERALD BLVD QUETZAL, GUATEMALA, G.T.

Walls

- 8.1 External masonry walls are to be plastered with a smooth or approved textured plaster finish, or bagged.
- 8.2 Smartstone blocks or natural sandstone may be used.
- 8.3 Stucco of approved colours may be used, or cementations paint of approved colours may be used. **Colours are subject to approval by HOA representative.**
- 8.4 White painted plaster on external walls will not be permitted except for trimmings.
- 8.5 For approval of the external colours an A4 size "draw down" of the proposed colour is to be submitted to the Consultant Architect out of earthy colours.



Colour One

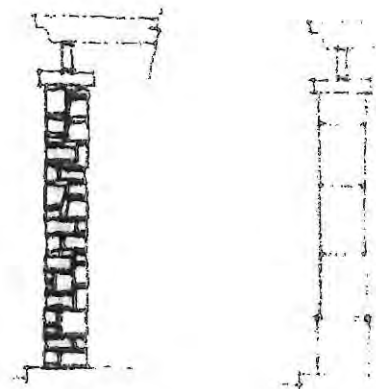
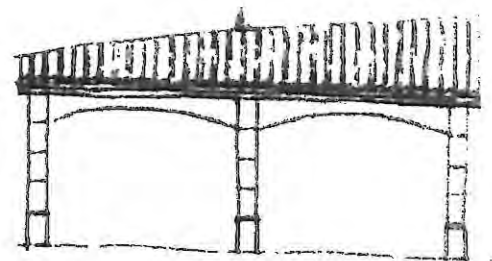
Colour Two

Colour Three

Colour Four

Colour Five

Colour Six





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AT PLETTERSBERG BAY GOLF & COUNTRY CLUB

Parapets, Eaves & Chimneys

- 9.1 Chimneys must be of plastered masonry with approved moulded cappings or cowls. Low combustion fireplaces with a stainless steel flue and capping will be allowed.
- 9.2 Eaves overhang shall be restricted to a maximum of 500mm from the wall face and where possible shall be decorative.
- 9.3 Eaves could be corbelled out and where possible have decorative tiles.
- 9.4 Parapets shall be simple.
- 9.5 An 8.5m restriction should apply to every part off the dwelling including chimneys and parapet walls.



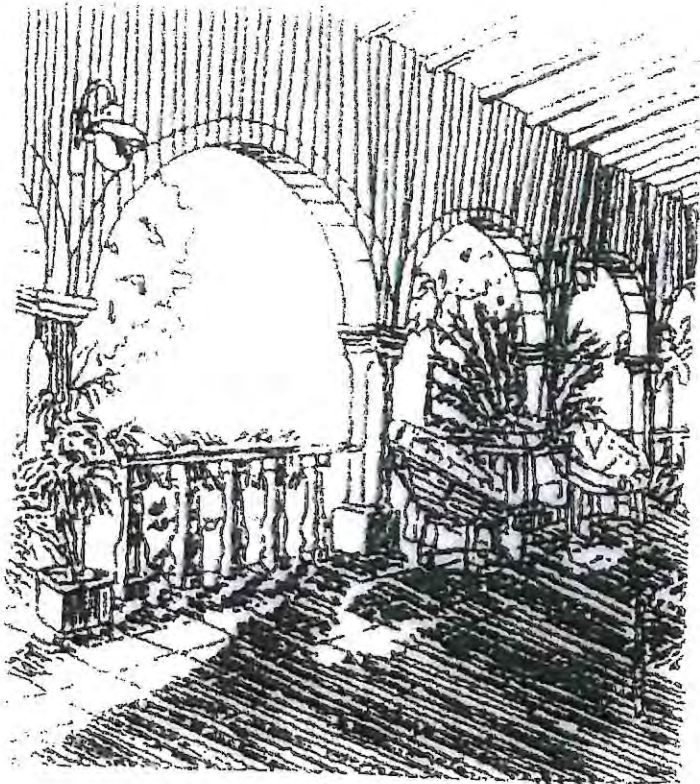
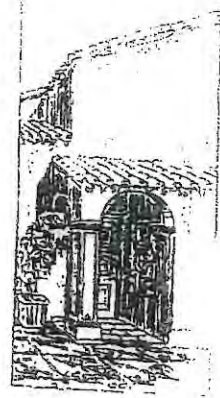


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AT PHITENBERG BAY GOLF & COUNTRY CLUB

Pergolas & Verandahs

- 10.1 Verandahs shall have supports of plastered masonry, natural stone or smart stone with traditional capping, moulded timber or precast concrete columns with simple capitols.
- 10.2 Pipe columns will not be permitted.
- 10.3 Round columns not allowed





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AT FIFTYFIVE BAY GOLF & COUNTRY CLUB

General Conditions

- 11.1 No waste, soil or water pipes may be exposed on the exterior of the building. Stub stakes to a maximum height of 800mm may be exposed. They shall be painted to match the wall.
- 11.2 Air-conditioning and Heat Pump units may be exposed on a wall that is not too visible to the street side.
- 11.3 Parking to be provided on each erf for a minimum of two cars excluding those in the garages or carports.
- 11.4 Not more than two garage doors may face the street.
- 11.5 Entry forecourts to be paved in approved pavers.
- 11.6 Solar panels may be installed on roof tiles or concrete roofs subject to HOA approval of a proposed plan by the owner.
- 11.7 Awnings, canopies and external blinds may only be of canvas or acrylic and must be of approved colours.
- 11.8 External lighting shall be carried out in a manner which does not cause inconvenience or disturbance to the adjacent owners and does not spill down the valley.
- 11.9 All dwellings shall have an enclosed service yard to screen refuse containers and laundry.
- 11.10 During construction, the contractor will erect chemical toilets for his workmen.
- 11.11 All Home Owners must upkeep their maintenance on their houses to keep the building in good condition.



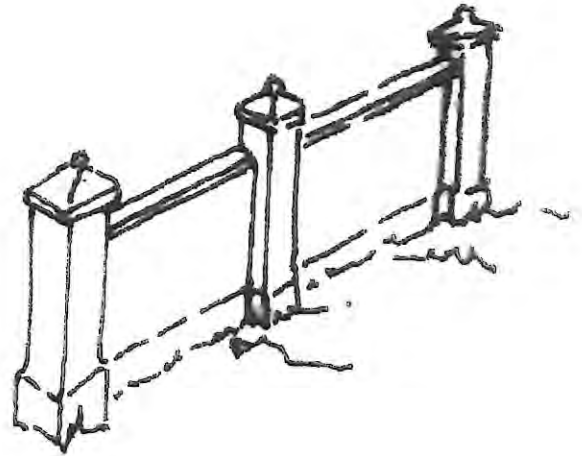


SCHOONGEZICHT COUNTRY ESTATE

AT DIE BENTERSDORP AND STREKEN COUNTRY CLUB

Boundary Screen walls & fences

- 12.1 It is not desirable that erven are fully walled or fenced. Limited screen walls and fencing will be permitted where related to the design of the residence, and use of the site
- 12.2 Sites may be walled on the street façade in a controlled and approved manner.
- 12.3 A walled service yard to conceal clothes, drying and refuse bins is mandatory.
- 12.4 Lateral boundary walls are permitted to 1000mm above finished ground, however not closer to the street than the front façade of the residence, and not closer to any open space area than the façade of the building.
- 12.5 All screen walls shall be smooth plastered masonry with piers and moulded capping.





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AT PLETTERSBERG, 8571 GARDEN OF EDEN, 2198

Site Clearance & Landscaping

- 13.1 Sites shall only be cleared and utilized for construction within the extent of the area indicated on the relevant site diagram. The 25% portion of the erf demarcated for conservation / rehabilitation adjacent to open space must be temporarily fenced off prior to any site clearance being undertaken.
- 13.2 Cleared areas of the site must at all times be protected against erosion and prevented from causing a dust nuisance.
- 13.3 Landscaping shall generally be in accordance with the Landscape Masterplan and associated plant lists **and a landscape plan together with a plant list must be handed to the HOA for approval.**
- 13.4 Sites shall be cleared of all alien vegetation as may be required in terms of any environmental management plan approved by the relevant authorities.
- 13.5 Plants within the area demarcated for development with a stem larger than 60mm diameter may not be removed without prior written approval from the Home Owners Association.
- 13.6 Vegetation demarcated on the landscape plan for retention may not be removed.
- 13.7 Transgression of this clause is subject to an R5000.00 fine payable to the Home Owners Association.
- 13.8 The planting of indigenous plant species is encouraged and homeowners should seek to plant from the list available from the office which was revised in 2009 by the HOA Environmentalist together with consultants.



SCHOONGEZICHT COUNTRY ESTATE

31 THE PLANNING AND DEVELOPMENT ACT, 1976

Approval of Plans

- 14.1 All plans must be prepared and submitted by a registered architectural professional (registered with South African Council of Architectural profession (SACAP)). The plans must bear the name, address telephone number and registration number of the architectural professional.
- 14.2 Plans to be submitted at sketch plan stage.
- 14.3 Site earth works, site walling and the extent of clearing to be indicated.
- 14.4 Adjacent buildings to be indicated where there are any.
- 14.5 The sketch plans to indicate proposed materials and colours for the exterior.
- 14.6 On approval of the sketch plans the working drawings for submission to the local authority are to be submitted in quadruplicate for endorsement by the Consultant Architect, prior to submission for local approval.
- 14.7 Working drawings, when submitted must be accompanied by and AutoCAD 2002 or PDF compatible file of the plan and site plan which may be submitted on disk or by e-mail.
- 14.8 One **Local Authority approved** copy of the drawings will be retained for record purposes.
- 14.9 Houses must be signed off by the Home Owners Association when completed to ensure that it's built to plan.
- 14.10 No occupancy allowed before the Home Owners Association is presented with a Municipal Occupancy Certificate

The interpretation of these design guidelines shall be solely by the Consultant Architect and **HOA Trustees**, whose decision is final.

 16 