

WEITER RAUM PRIVATE ESTATE

# ARCHITECTURAL GUIDELINES AND CONTROLS OF WEITER RAUM PRIVATE ESTATE

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## **Annexure A**

This document contains the Architectural Guidelines and Controls of Weiter Raum Private Estate and forms an integral part of the Weiter Raum Private Estate Home Owners Association Constitution.

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## **1. PURPOSE OF THIS DOCUMENT**

The purpose of this document is to ensure that the overall development, while encouraging individual creativity, is in harmony with the “Marico Bushveld” theme, and style as desired by the developers and homeowners of Weiter Raum Private Estate.

## **2. ARCHITECTURAL CONTROLS**

### **2.1 Introduction**

- 2.1.1 To ensure maximum security over your investment during the development and construction phase, it is necessary to regulate procedures to be followed by construction and related professional contractors while on the property.
- 2.1.2 All contractors shall be subject to the rules and regulations as determined by the homeowner’s association.
- 2.1.3 All building plans to be approved by the aesthetical committee (AC) prior to being submitted to the municipal authority for final approval.
- 2.1.4 Management of the development is controlled and managed by the developer or his nominee. The developer will review these regulations in the best interest of all parties from time to time and make such amendments as are deemed necessary.

### **2.2 Payments**

A member shall not be entitled to submit his building plans to the AC, unless and until he has paid all levies and any other amounts due and payable to the Association in full, from whatsoever cause arising.

### **2.3 Damage caused by building activities**

- 2.3.1 Upon completion, the owner will be liable for all costs arising from damage caused by building activities, which includes but is not limited to:
  - a. Damage to the roads and services, caused as a result of building activities;
  - b. Removal of rubble or rubbish left on site or adjoining land;
  - c. Repairs to any damaged paving and concrete spilt on paved surfaces and not cleaned up properly;
  - d. Repairs to any cable or pipes damaged during any excavation activities;
  - e. Submission of an Occupation Certificate issued by the Local Authority;
  - f. Boxing in of all plumbing exposed from the total building; and
  - g. Removal of all signboards.
- 2.3.2 No clearance certificate will be issued by the AC prior to the repairing of damages.

## 2.4 Copies of plans required

Two copies of the working drawings (Stage 2) shall be submitted to the AC. One copy shall be retained by the AC for its records, and the other returned with a stamped approval and/or comments to the member for submission to the Local Authority, Kgetlengrivier (Koster).

## 2.5 Town Planning

The guidelines set out in this document, are in addition to any restrictions/requirements imposed by the conditions of title, town planning schemes or national or any other building regulation. Notwithstanding that any plans or improvements shall comply with any such restrictions/requirements imposed by third parties, the approval of all or any improvements within the property shall be at the sole discretion of the AC. Similarly, compliance with the guidelines imposed by the AC shall under no circumstances absolve the member from the need to comply with the restrictions/requirements imposed by third parties, nor shall AC approval be construed as compliance with the requirements imposed by town planning schemes, building requirements or as permitting any contravention of restrictions of any authority having legal jurisdiction.

## 2.6 The approval process

The procedure to be followed and steps to be taken for the approval of all building plans are set out below:

### 2.6.1 Stage 1

Submit detailed plans prepared by registered architect to AC for approval. These plans must clearly indicate:

- a. Site development plans and sketches of both the proposed floor plans and the elevations of buildings.
- b. Area of dwelling including patios and outbuildings.
- c. External finishing's including colour specifications.
- d. Driveways.
- e. External lighting.

Accompanied by submission of plans must be the confirmation of acceptance and compliance with all regulations – Annexure "A" hereto and the plan scrutiny fee payable to the AC.

### 2.6.2 Stage 2

Detailed design drawings will be prepared so as to comply with the conditions of approval issued by the AC in respect of Stage 1 plans. These stage 2 drawings shall also be submitted to the AC for its consideration. Where alterations or amendments are required, these too shall be shown on revised drawings.

Note : Stage 1 and 2 submission could be undertaken in one step.

### 2.6.3 Stage 3

After the AC has approved the detailed drawings, the appointed architect shall submit the approved drawings, together with the prescribed plan fees to the Local Authority for approval. Plans are to be submitted with all the required documentation including engineering certificate(s), detailed work drawings of the foundations, roof structures,

etc. No plans will be submitted to the Local Authority without prior written approval of such plans by the AC. The Local Authority will refuse to accept plans, submitted for approval without the necessary stamped approval of the AC.

#### **2.6.4 Commencement of Construction**

On receipt of the Local Authority's approval of the building plans, members may proceed with the construction of the building in accordance with the building regulations and the approved building plans after the payment of the development deposit by the contractor to the AC.

### **2.7 Information to be provided on drawings for stage 1 and 2 approvals**

#### **2.7.1 Site Development Plan**

- a. Parking areas (visitors, open and covered parking): Parking for a minimum of 2 vehicles shall be provided, not intruding into the road reserve nor onto the pavement and excluding the double garage required for each dwelling;
- b. The open spaces (e.g. laundry yards, private gardens and landscaped areas);
- c. Positioning of all buildings (different buildings shall be easily identifiable);
- d. Contours showing natural ground levels at 1 meter intervals with values prior to any excavation or earth moving on the stand.
- e. Storm water management if applicable;
- f. Actual coverage, including all patios and lapas;
- g. Permitted FAR;
- h. Actual FAR;
- i. Cadastral information (i.e. boundary dimensions, north point, etc.);
- j. Dimensions to the nearest buildings on adjacent stands (if applicable);
- k. Proposed floor levels, ground contours and number of storeys;
- l. The stand number;
- m. Trees that are to be removed and existing trees. Prior to the removal of any large trees, approval shall be obtained from the AC;
- n. Details of contractor, architect and consultants (if any) involved in the project; and
- o. Any additional relevant information required by the AC.

#### **2.7.2 Elevations**

Drawings clearly showing the proposed elevations of both the main dwelling and lapa (if applicable) shall be provided. The elevations shall give clear indication of exterior treatments of buildings, the specification and colours of all materials to be used and the contours of roofs and walls, including all walling/fencing.

#### **2.7.3 Floor Plans**

Floor plans shall be provided and shall indicate the proposed use of each room.

#### **2.7.4 Size of Plans for Submission**

All sketch and development plans shall be submitted on a maximum of A1 size paper to a 1:100 scale. All small-scale locality site plans shall be to a 1:200 scale.

## **2.8 Town planning controls**

### **2.8.1 Density**

1 (ONE) dwelling per stand. (A minimum total floor area of 200 m<sup>2</sup> per dwelling is applicable).

### **2.8.2 Stand Coverage**

The maximum ground coverage as per town planning scheme of the Local Authority is presently determined at 50%.

### **2.8.3 Usage of Property**

The dwelling may only be used for residential purposes by the owner or his relatives and may not be used as guesthouse or any related uses.

## **2.9 Time Limits and construction times**

2.9.1 The construction of dwellings shall be completed within 12 (TWELVE) months after commencement of the construction.

2.9.2 No owner shall be entitled to occupy any unfinished house.

2.9.3 No construction may take place on Saturdays, Sundays and public holidays without approval from the trustees.

2.9.4 Construction may take place from Monday to Friday from 6:00 to 18:00.

## **3. ARCHITECTURAL GUIDELINES**

### **3.1 Height Restriction**

Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 9.5 meters above the natural ground level vertically below that point. Architectural projections e.g. chimneys are excluded from this limitation. First floors must be designed in such a fashion that horizon lines surrounding the property may not be broken at all.

### **3.2 Coverage**

The minimum coverage of the houses will not be less than 200 m<sup>2</sup>.

### **3.3 General requirements and conditions**

Specific requirements and conditions relating to all homes built are as follows:

- a. Kitchen: Maximum of one kitchen per stand.
- b. Roofs: Natural coloured in harmony with the environment. No thatched roofs are allowed excepting the Dwelling on Stand 54.
- c. Walls: Exterior walls to consist of a combination – stone, rock, timber features, plaster (earth colours) and/or acceptable simulation thereof.

- d. Doors and windows: Aluminum\Timber\Powder Coated Steel Window Frames will be allowed.
- e. Bedrooms: Maximum sleeping accommodation for 10 (TEN) persons.
- f. Buildings: Maximum of one structure, including servant's quarters, excluding lapas.
- g. Lapas: Braai areas/lapas will be permitted with design regulations similar to that applicable to dwellings. Erection subject to pre-approval.
- h. Accessories: All awnings, aerials, satellite dishes, solar panels, etc. should be incorporated into the building and form part of the basic structure – out of skyline.
- i. Mechanical equipment: Such as air conditioners, pool pumps, sewer pipes, must be screened adequately.
- j. Any material or design hazardous to animals is not permitted.
- k. Balconies may not overlook adjacent plots.
- l. Flat roofs may be a maximum of 10% of the total floor area.
- m. Where possible water storage must be taken inconsideration.

### **3.4 Structure outside site boundaries**

No structure shall be erected outside the boundary lines of the stand.

### **3.5 Vegetation and Natural Features**

Positioning of dwellings must be done in such a fashion as to incorporate natural features and vegetation as far as possible. Plans of natural features and vegetation must be submitted with building plans to the AC for approval.

### **3.6 Services**

#### **3.6.1 Water**

Water for household use on the property is supplied by the developer. All stands on the property are serviced for water supply. It is recommended that each owner will at his own cost install a 1000 liter tank with a pressure pump. It is also recommended that each stand will install a water purifier, because we make use of borehole water.

#### **3.6.2 Sewerage**

One standard septic tank with French drain design, will be used throughout the development. Design drawings and detail will be provided to relevant architects. (Pre-approved septic tanks will be allowed).

#### **3.6.3 Electricity**

The electrical connections for the property are all supplied by the developer. All proclaimed stands will be serviced. Each unit may install gas equipment at the owner's own cost.

#### **3.6.4 Telephone**

No landlines will be allowed within the property. Communication via Internet must be negotiated through satellite, wireless or cellular systems available. An application will be lodged to install a pay phone at the gate.

### **3.7 Aesthetics**

- 3.7.1 The aesthetics of the design of parapets, fasciae, capping eaves, roof trim, guttering and roofing materials shall be considered.
- 3.7.2 All external finishes and colours shall be specified and the colour samples may be requested. Only earthy colours shall be allowed.
- 3.7.3 Solar heating panels, if used, shall be incorporated into the buildings to form part of the basic structure and shall be clearly shown on drawings. No exposed pipes are permitted above the ground level.
- 3.7.4 Lapas shall match the original design and style, both in elevation and material usage.
- 3.7.5 Staff accommodation will be allowed on the estate for 1 person, and must form part of dwelling design.
- 3.7.6 Yard walls and screen walls shall compliment the basic materials of the buildings.
- 3.7.7 All washing lines and kitchen courtyards or entrance to courtyards shall be fully screened from the street elevation or other visible elevations, i.e. from the open spaces or neighbouring stands.  
  
All geysers and pipes fitted outside are to be enclosed in an aesthetically pleasing enclosure.
- 3.7.8 All plumbing drainpipes from the ground floor level shall be enclosed or screened from public view and open spaces. (Cavity wall or duct designs are encouraged).
- 3.7.9 Maximum size of swimming pools are 36 000 litre.
- 3.7.10 Pool designs must form an integral part of the dwelling and must be properly enclosed.
- 3.7.11 If approval is obtained from the trustees to do business from a house, then the maximum coverage for office use will be not more than 40 m<sup>2</sup>.
- 3.7.12 Horses may be kept to a maximum of 3 per stand. All stables must be built in the perimeter of each stand the stables must be built in the same architectural guidelines as the house. All plans must also be approved before building can start. Refer point 2.

### **3.8 Alarm systems and related issues**

- 3.8.1 The standard burglar alarm systems to be installed are to be compatible with the electronic monitoring system installed at the main gate of the Estate in order to offer a comprehensive alarm monitoring system and armed response facility.

- 3.8.2 Burglar bars and security gates (if any) shall be installed on the internal face of the window or door opening and shall be of a simple pattern, purpose made to suit the opening size.

### **3.9 Geo-technical standards**

All members shall adhere to all the recommendations made in the geo-technical soil report.

### **3.10 Landscaping**

All members are encouraged to plant exclusively indigenous trees and shrubs in their private gardens to assist in collectively attracting bird and animal life to the property. The landscaping of the open spaces shall be approved by the duly authorized representative of the Parks Committee, which will be appointed by the developer.

### **3.11 Stand boundaries**

The aesthetics of the interface is considered to be extremely important. Ideally all boundaries between stands should be totally unfenced and left open. However, pre-approved boundary fencing will be allowed if required for:

- security or safety purposes;
- swimming pool safety reasons; and
- to prevent small children from leaving the stand.

In order to avoid the erection of unsightly fences and or fences that might legally implicate or affect the home owners association, the following shall apply:

#### **3.11.1 General conditions**

- a. The fence shall comply with regulations from the Local Authority.
- b. Where a swimming pool needs to be enclosed for safety reasons, as per requirements of the Local Authority, minimum heights and the use of self-closing gates and any other minimum standards have to be adhered to.
- c. In order to soften the aesthetical look of any fence adjoining the open spaces, the AC and/or Parks Committee may require a member to plant shrubs of other plants in the open spaces.
- d. Written approval of the AC shall be obtained before fences are erected and shall be subjected to approval by the AC or a member thereof after erection.
- e. Each property will be individually evaluated with the following but not limited to the following conditions:
  - Distance to main/paved road;
  - Distance to nearest neighbour;
  - Position, view and or circumstances affecting other properties;
  - Elevation of property; and
  - Vegetation.

#### **3.11.2 The following will be considered for approval by aesthetic committee:**

- a. Bonox fencing with max height of 2.4m.
- b. Game fencing with max height of 2.4m.

- c. Palisade fencing with maximum height of 2 m.
- d. Diamond mesh with max height of 2,4m and minimum opening of 75mm.
- e. Solid walling will only be allowed to enhance the privacy of certain parts of the stand, for example to screen the swimming pool from the street. Such walling shall be a maximum height of 1,8 m and shall not extend for more than 50% (FIFTY PERCENT) of the length of the stand.
- f. Electric fence to be according to SANS specification and must be erected by a qualified and registered installer and a compliance certificate must be issued by the installer. A copy must be presented to the home owners association to insure legal compliance by the home owners association.\*
- g. All structures, if not wood or face brick, must be painted in earth colours in matt finish. No reflective coatings will be allowed.
- h. In the case of section a, b, d and f the following will be applied:
  - Max height 2,4m;
  - Where distance between corner posts exceeds 100m, stabilization posts must be included in intervals of approximately 50m;
  - Max distance between y-standards 5m; and
  - Game fencing requires additional droppers at 1m intervals.

3.11.3 The following materials and fences are strictly prohibited:

- a. Unpainted plastered stock brick walls;
- b. Painted face brick;
- c. Metal sheeting and unpainted mild steel;
- d. Reflective materials;
- e. Precast concrete walls;
- f. Razor wire, security spikes or similar features; and
- g. Chicken mesh.

### **3.12 Upon completion**

A final Land Surveyor SG Diagram shall be submitted to AC showing all dimensions and exact areas of individual portions, for submission at the SG Office for registration by the Land Surveyor.

**ARCHITECTURAL GUIDELINES AND CONTROLS OF WEITER RAUM PRIVATE ESTATE**

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I/we

Name: \_\_\_\_\_

ID: \_\_\_\_\_

hereby confirm that I/we as owner(s) or prospective owner(s) of Erf \_\_\_\_\_ understand and agree with the Architectural Guidelines and Controls of Weiter Raum Private Estate and will adhere to it.

Signed at \_\_\_\_\_ on this .....day of ..... 201\_

Signature(s) \_\_\_\_\_

Witness (Name and Signature) \_\_\_\_\_