

Leloko Hartbeespoortdam Association
2005/021735/08

Architectural & Landscape Design Rules
2019 Update

For

All Properties

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1. INTRODUCTION

Leloko Lifestyle Estate is a unique development and an opportunity to be part of defining a South African approach to space and place making. The Developer and the accredited professional team have a vision of a more appropriate South African residential estate, grounded in an appreciation for the natural environment.

This has the starting point of the Vision for Leloko – a development, which is sensitive to and takes its cues from, the natural environment. Planners, Urban Designers, Architects, Landscape Architects and Engineers have worked together, armed with a common vision to create an environment, built and natural, which blends as seamlessly with the site, its context and the needs of its future residents as possible.

The professional team has worked in parallel to create the best possible solutions to external and internal space challenges to ensure multifaceted solutions which work favourably for every discipline and provide the best possible environment for the end users.

The urban plan of Leloko is designed around an open space system made up of a series of quality interlinked open spaces within a short walking distance of every resident and making access to the water's edge an easy and enjoyable experience. The architecture is our interpretation of what contemporary South African architecture could be, rooted in our South African way of life, our environment, our warm climate, colour, texture and materiality.

A fundamental part of ensuring the effective and coherent delivery of this design vision is not only carefully managing the design process, but equally and if not more importantly, manage the vision throughout the construction process. It is to this end, to deliver and manage the vision, and in doing so preserve the value and integrity of the development that these rules are written.

1.1 The Rules

With this vision in mind, the approach is one in which the HOA will maintain final control of the design and the construction of all buildings, landscaping and infrastructure on the site.

The Design Review Committee, appointed by the Home Owners Association, consisting of two architects, members of the board and HOA management will be responsible for all the design and construction in the estate and the implementation and control according to these architectural rules.

These rules will be applied and enforced by the Design Review Committee who will ensure their application to the development and growth of the estate.

1.2 Purpose of the Rules

The purpose of these rules is to establish and develop a series of controls that ensure:

- The appropriate implementation and reinforcing the design vision throughout the design and construction phases and through to estate maintenance once the estate is built up.
- That each building and the overall infrastructure in the estate contributes positively to the overall environment both in terms of the building itself and its associated landscaping.

- The protection of the rights of each property owner in respect of privacy, views and vistas.
- The continuous maintenance of a high standard of design and construction throughout the development.

1.3 Use of Rules

These rules address only a part of the estate controls and rules and need to be read in conjunction with the Leloko Estate Conduct Rule, MOI and Building Procedures. These rules are not a replacement of any statutory requirements (submissions or approvals necessary) such as the National Building regulations, Occupational Health and Safety Act or the requirements of the Local Authority.

1.4 Development of the Rules

It is intended that this document is inherently a working document, and it is accepted and understood that by its nature, this document sets out rules to maintain quality and value, and that these rules will grow and become more defined through the design and construction processes and maturation of the development. However, there is no intention to alter the general principles or overall rules and characteristics as set out below.

The provision, implementation and adherence to these rules we feel is in the joint interests of the Developer, the professional team and the future residents of this scheme in providing the very best environment possible, therein maintaining the ongoing experiential and monetary value of this estate.

2. ARCHITECTURAL APPROACH

2.1 Minimum house sizes per phase:

Owners are encouraged to take full advantage of the size and cost of the stand. Minimum house sizes for each phase.

| | | |
|-------------------------|---|-------------------|
| Phase 1 - Blazing Sky | - | 140m ² |
| Phase 2 - Burnt Stone | - | 170m ² |
| Phase 3 - Dark Wood | - | 210m ² |
| Phase 4 - Ancient Earth | - | 255m ² |
| Phase 5 – Sacred Waters | - | 330m ² |

2.2 New plans and Amendments to existing plans

Designed from scratch or an amended plan according to the Client's needs and requirements.

All plans from whatever source as per above to be submitted for scrutiny by the Design Review Committee which will consist of at least two of the three appointed architects plus a representative of management and or the board and will be subject to a plan approval scrutiny fee as per below which may change from time to time:

ARCHITECTURAL & LANDSCAPE DESIGN RULES

| | |
|-----------------|-------------------------------------------------|
| New plans | R10,000.00 |
| Additional cost | R3,000.00 (If not approved within 3 attempts) |
| Alterations | R3,000.00 to R5000.00 (Depending on alteration) |

The fees do not include full supervision by the architect and owners are encouraged to appoint an architect on a full supervision basis and negotiated additional supervision fees with an architect.

2.3 Building plan submission process for all options as per above:

- Only registered Professional Architects or Professional Senior Architectural Technologist will be permitted to draw and to submit plans for approval. Proof of SACAP registration to be submitted with plans.
- Architect to produce plans that conform to the architectural rules.
- Owner / architect to submit via e-mail proof of scrutiny payment along with PDF plans to the Design Review Committee.
- Electronic scrutiny by Design Review Committee with first feedback on Concept Evaluation. Annexure "1"
- Architect to revise plans as per Design Review Committee requirements and submit to the HOA office. Design Review Committee meet on a fortnightly basis. Meeting dates to be confirmed with HOA office.
- Electronic feedback on scrutiny will be provided to architect.
- Final working drawings to be produced to the Design Review Committee by the architect for final approval.
- Final working drawings to be submitted to HOA admin for approval stamp before submitting to council for council approval.
- Engineer appointment (HOA admin to be informed).
- The following is required for building plan submission to the HOA for approval

Three copies of the building plans which must include the following:

1. Floor Plans at scale 1:50
2. Sections at scale 1:50
3. Elevations at scale 1:100
4. Site Plan at scale 1:100. Paved and landscaped areas as well as yards and wash-line areas to be clearly indicated.
5. Electrical Plans including external lighting
6. Boundary Wall details at scale 1:10 – 1:50
7. Window schedule
8. External finishing schedule to indicate material type and colour. Annexure "2"
9. Window schedule
10. Hot water schedule

Owner will be notified by HOA office admin via email of approval.

3. URBAN PLANNING CONTROLS

3.1 Site Configuration

The overall design intention is to respond directly to the topography, creating long east west sites to take best advantage of north south views and orientation.

Double banking of properties to take advantage of the slope of the site for creation of views.

3.2 Zoning

The individual freehold properties are zoned “**Residential 1**”.

The sectional title properties are zoned “**Residential 2**”.

No rezoning for any higher use will be allowed.

3.3 Coverage

3.3.1 Coverage refers to all building elements under cover and is referred to as the footprint of the building. This includes the main dwellings, garages, outbuildings, covered patios, verandas and carport structures.

3.3.2 Pergola's on Ground Floor are excluded from coverage.

3.3.3 The Maximum coverage for Residential 1 erven shall not be more than **40%** of the erf size.

3.4 FAR

3.4.1 The Floor Area Ratio (FAR) refers to the ratio of house to size to erf size.

3.4.2 The area included in the FAR calculations include the main dwelling, garage and outbuildings. Covered patios, verandas and covered entrances are included in this calculation.

3.4.3 The maximum FAR for the Residential 1 Erven shall not be more than **0,8**.

3.5 Building Lines

3.5.1 The building lines must comply with the zoning approved by Madibeng. Owners will not be permitted to apply for relaxation of these building lines for any permanent or non-permanent structures. Non-permanent structures include but shall not be limited to carports, steel staircase pergolas and built-in braais.

3.5.2 Street Building Lines shall be: **3 meters**

3.5.3 All other side Building Lines shall be: **2 meters**

3.5.4 No building structure is permitted in the panhandles. Owners are encouraged to not build walls between their panhandle and their neighbour. Owners are also encouraged to place the gate at the entry to the stand rather the entry to the road.

3.6 Height Restriction

- 3.6.1 The height restriction must comply with the zoning as approved by Madibeng.
- 3.6.2 Residential 1 stands are restricted to **2 storeys** and Residential 2 stands are limited to **3 storeys**.
- 3.6.3 The buildings are limited to an overall height of 9,0m from finished floor level to the apex of the pitched roof of between 40 - 45 degree.
- 3.6.4 A maximum of 7.8m from finished floor level to top of mono pitched roofs with a maximum of a 30 degrees pitch.
- 3.6.5 The finished floor level shall be a maximum of **500mm** above the natural ground level at any point. This level can be increased when required for steeper stands subject to the HOA's discretion and a design submission.
- 3.6.6 The wall plate height and any single storey structure may not exceed 4,0m measured from finished floor level.
- 3.6.7 Chimneys are excluded from this restriction.
- 3.6.8 Buildings should ideally be designed in stepped levels in response to the slope of the site.

3.7 Property Survey

- 3.7.1 All new properties must be surveyed by a professional land surveyor to indicate contours, natural ground levels, existing vegetation, lamp poles on pavement areas, kerb line and setback, municipal drainage connections, electrical and water connection, existing boundary walls and the correct site dimensions. These must all be indicated on the site plan.
- 3.7.2 A datum level must be provided from where the dwelling will be set out. The levels of the dwelling must be indicated with regards to the datum levels and must read in conjunction with each other.
- 3.7.3 Existing large trees and vegetation should be considered and retained in the design and placement of the house. All trees that are to be removed from site must be identified and marked to be removed and replanted by the HOA gardens and landscape service provider.

4. ARCHITECTURAL BUILDING FORM AND PARAMETERS

4.1 Siting of the Unit

With the siting of the structures take into consideration the following design principles:

- Views
- Privacy
- Orientation for sunlight

- Aspect and topography and existing mature trees
- Internal and External spatial relationships
- Site Access

4.2 Scale and Proportion

The scale of the structures should be reduced using:

- A fragmented roofscape made up of the elements described under plan form and roofs below.
- A simple narrow depth rectilinear plan form stepped to respond to the topography and to create usable external courtyard spaces which relate closely to the internal spaces.
- Extensive and view oriented glazing and openings allowing light into the spaces, creating visual relationships between internal and external spaces and a feeling of openness.

4.3 Access

- 4.3.1 No driveway or access to property is permitted along the main boulevards, unless no side roads are available.
- 4.3.2 The paved driveway width shall be in accordance with the approved plans.
- 4.3.3 Additional paved street parking is encouraged with a maximum of 40% of the street front boundary to be paved.
- 4.3.4 Two double garages are permitted to face the street with a maximum driveway width equal to the width of the two double garages. A landscaped island is encouraged between the paved driveways to each of the garages.
- 4.3.5 Two separate driveways to a single house is not permitted and will not be approved.

4.4 Plan Form

- 4.4.1 Building forms shall be simple rectangular forms. The combination and grouping of these forms determine the layout of the houses. Modern forms may be introduced and are subject to HOA approval.
- 4.4.2 These rectangular forms can be arranged in the traditional H, T, L and U shapes and combinations thereof. These plan forms create private and semi-private courtyard spaces and allow for the interaction between internal living spaces and external garden courtyards.
- 4.4.3 Separation of primary building forms with smaller flat roofs reduces the overall scale and height of the dwelling over the site.
- 4.4.4 The plan form should be orientated to respond to the topography of the specific site, capitalizing whatever views might be available and best orientated to make best use of North/North East aspect for maximum sunlight.
- 4.4.5 Service/utility spaces (toilets and yards) are to be articulated in such a way that they are screened from living/entertaining areas for privacy.

4.5 Cut and Fill

- 4.5.1 Large scale cut and fill should be avoided as far as possible and reduced to a minimum as is practical.
- 4.5.2 The filling on a sloping site may not exceed 500mm from natural ground level to the highest point of filling.
- 4.5.3 Cut and Fill along site boundaries is permitted.
- 4.5.4 Excavation on a sloping site may not exceed 500mm from natural ground level to lowest point of excavation.
- 4.5.5 Foundation walls may not exceed 500mm in height from the natural ground level at lowest point to the finished floor level of the house.
- 4.5.6 All retaining structures are to be designed and certified by a civil/structural Engineer. A retaining structure is defined for Leloko purposes as where the ground level from one side to the other is different by 500mm or more.

5. ARCHITECTURAL AND BUILDING ELEMENTS

5.1 Roofs

5.1.1 Roof Forms

- 5.1.1.1 The primary building elements shall be roofed with simple linear symmetrically pitched roofs with gable ends which follows the plan form.
- 5.1.1.2 Where there is more than one primary building element they must be roofed individually and linked with a secondary roof element.
- 5.1.1.3 Secondary building elements shall be a roof with flat concrete slabs or lightweight steel frame structure which can be mono pitched. Mono pitched can only be approved with a Chromadek or IBR Sheet roof.
- 5.1.1.4 Verandahs and covered patios may be a roof with lean-to roof. Lean-to roofs only allowed with a Chromadek or IBR Sheet roof
- 5.1.1.5 No hipped roofs are permitted.
- 5.1.1.6 Small Dormer roofs are not permitted.

5.1.2 Roof Pitch and Overhangs

- 5.1.2.1 The roof pitch of the primary roof shall be between **40 and 45 degrees** with gable ends.
- 5.1.2.2 Secondary roofs with lean-to roofs shall have a roof pitch between **5 degrees and 15 degrees**. Secondary mono pitched roofs to have a roof pitch between **25 degrees and 35 degrees**.
- 5.1.2.3 Large overhangs are encouraged. Minimum of 300mm roof overhang is required.

5.1.3 Roof Materials

5.1.3.1 One of the following roof finishes are permitted for the primary pitched roof:

- Marley Modern concrete roof tiles or similar approved
- Coverland Elite concrete roof tiles or similar approved
- Marley Alterna Fibre Cement Slate black roofing
- Natural Roof Slate
- Safintra 700 or 410 Concealed fixed Chromadek roof sheeting
- Safintra Classicor Corrugated Chromadek roof sheeting

5.1.3.2 Roof materials NOT permitted

- Thatch
- Profiled concrete roof tiles
- Reflective sheet metal roofs

5.1.4 Roof Colours

5.1.4.1 A Maximum of two of the following concrete roof tile colours will be allowed. No patterns will be allowed and tiles must be blended to HOA approval.

- Terracotta Standard - Horizon Shingle
- Slate Standard - Horizon Shingle
- Standard Slate - Marley Modern
- Antique Terracotta - Marley Modern
- Farmhouse Terracotta - Coverland Elite
- Farmhouse Kalahari - Coverland Elite

5.1.4.2 Chromadek roof sheeting colour:

- Charcoal Grey
- Dark Dolphin
- Buffalo Brown

5.1.4.3 Colours strictly NOT permitted:

- No primary or bright colours are permitted
- No painted roof tiles are permitted
- No painted roof sheeting is permitted

5.1.5 Concrete Slabs

Concrete slabs with the appropriate insulation, as per Engineer specification, screed to fall to concealed outlets and waterproofed shall be used for secondary roof building elements.

5.1.6 Roofs for Garages + Staff Accommodation

Garages and Staff accommodation must respond to the form and geometry of the main house and the plan form. The same design criteria must apply to both the main house and the staff accommodation and garages.

5.1.7 Parapet Walls

- 5.1.7.1 Parapet walls above concrete roof slabs shall be simple wall extensions finished in the same finish as the external walls.
- 5.1.7.2 The top of parapet walls shall be appropriately waterproofed.
- 5.1.7.3 Minimum height of the parapet wall shall be 255mm above the top of concrete slab.
- 5.1.7.4 No concrete coping or plaster bands are permitted along the top of the parapet walls.

5.1.8 Roof Eaves

- 5.1.8.1 Roof Eave may be a simple roof overhand with exposed sealed rafters.
- 5.1.8.2 No horizontal eave closure detail is permitted.

5.1.9 Fascia's and barge boards

5.1.9.1 Tiled Roofs:

- Nutec type barge boards and fascia boards matching the roof tile colour or the house colour are permitted to concrete roof tiled roofs.
- Concrete barge tiles matching the colour of the roof tiles shall be encouraged as the preferred standard.

5.1.9.2 Chromadek or IBR Sheeting Roofs:

- Only a Chromadek barge board matching the roof sheeting colour are permitted to chromadek or IBR roofs.
- No Nutec type barge boards are permitted to Chromadek or IBR roofs with a gable end overhang.
- Nutec type fascia boards matching the roof sheet colour or the house colour are permitted to Chromadek or IBR sheet roofs.

5.1.10 Gutters and Down Pipes

- 5.1.10.1 Gutters are not permitted.

5.1.10.2 Downpipes should be designed and build into the walls to discharge water from the flat concrete roofs.

5.1.10.3 Downpipes for the collection of rainwater will be permitted when designed and approved by the Design Review Committee.

5.2 WALL AND WALL FINISHES

5.2.1 Wall Construction

Walls to be constructed of clay or cement stock brick. All external walls to be a minimum specification of 220mm.

5.2.2 Primary Wall Finish

5.2.2.1 Permitted wall finishes

- Walls may be smooth or scratch plastered and painted
- Pigmented plaster (Cemcrete type)

5.2.2.2 Wall finishes NOT permitted

- Face brick walls
- Raw stock brick walls
- Imitation or concrete type cladding
- Plaster bands

5.2.3 Wall Colours

5.2.3.1 Permitted wall colours

- Paint colours to be natural earth tones or warm grey colours. Refer to the approved colour pallet attached.
- Paint colours must be submitted for approval with the building plan submission or must be submitted to the Design Review Committee prior to the painting of any walls.

5.2.3.2 Wall colours NOT permitted

- No primary colours will be permitted.
- No cool grey colours or colours with a blue hue will be permitted.
- No paint techniques will be permitted.

5.2.4 Accent Walls

5.2.4.1 Permitted

- Accent walls will be allowed but it must be subtle and must form an integral part of the overall design. All designs or changes must be submitted to the HOA for approval.

- The approval of all external accent wall claddings and finishes shall be at the sole discretion of the Design Review Committee. These finishes must be submitted for approval with the building plan submission.
- Accent wall finishes will be limited to a maximum of 20% of visible elevations viewed from anywhere along the boundary.
- Only natural stone cladding will be permitted, and no concrete false stone cladding will be allowed.
- The use of natural cladding materials is encouraged and must be clearly and specially described in the documentation.
- Bag plaster and paint may be used for accent or feature panels only and must be approved by the HOA.
- Timber cladding subject to HOA approval.
- Off-shutter concrete to HOA specifications.
- Nutec Vermont board cladding with timber grain subject to HOA approval.
- The following Full-Face brick accent walls shall be permitted. Mortar to be specified and to blend with brick and to HOA approval.
 - Firelight Satin
 - Roan Satin
 - Black Brick Satin

5.2.4.2 NOT Permitted

- Any other face brick walls
- Precast concrete
- Spanish plaster
- Concrete block walls

5.2.5 Gable Walls

Gables must be simple in design and form.

5.2.5.1 Gable finish

- Smooth or scratch plastered and painted
- Nutec type fascia board
- Timber
- Glazing where this does not overlook an adjacent property
- Ventilators may be used in the gable ends but must match the window frame material and colour used in the rest of the house

5.2.6 Chimneys

- Chimneys must be plastered and painted and all masonry structures to match the wall colour. Chimneys may be cladded with permitted cladding. No Coping allowed.
- Fixed cowls are allowed but rotating cowls preferred.
- Black steel flue pipe will be allowed but must be simple in design.
- No Stainless Steel or chrome pipes permitted.

5.3 EXTERNAL WINDOWS, DOORS AND OPENINGS

5.3.1 Windows

All fenestration on the estate is to be powder coated aluminum frames.

5.3.1.1 Colours permitted

- Bronze
- Dark Brown
- Charcoal
- Bronze anodized aluminum
- Colours of the window frames and glass must be clearly indicated on the external finishing schedule submitted for approval to the Design Review Committee.

5.3.1.2 Colours NOT permitted

- Primary colours and
- Naturally anodized windows

5.3.1.3 Shapes and type:

- All opening sections must be either top hung or side hung type windows
- Windows with vertical proportions are encouraged
- Square window propositions permitted to a maximum of 10% of total fenestration
- Windows and door shapes to be uniform and proportioned

5.3.1.4 Glazing

- Normal clear glazing
- Low E glazing
- Double glazing
- Other energy efficient low tint performance glazing (grey colours only) are permitted
- All glazing shall comply with the SANS 10400.

5.3.1.5 The following fenestration and glazing will NOT be permitted:

- Timber window frames
- Steel windows
- Cottage pane type window frames
- Reflective Glazing
- No arched or curved windows
- Glass bricks
- Plaster bands
- Splayed windows
- "Winblok" type windows

5.3.2 External Doors

5.3.2.1 External doors and door frames for front doors, kitchen back doors, garage doors and store room doors are permitted as follows:

- Frames to be solid timber either sealed or painted with approved colours.
- Solid timber doors (panelled and horizontally slatted type)
- One pane or two pane doors
- Aluminum frame door to match colour of window frames.
- Doors may be sealed or painted with approved colours.

5.3.2.2 External doors and door frames for front doors, kitchen back doors, garage doors and store room doors NOT permitted as follows:

- Cottage pane doors.

5.3.3 Garage Doors

Single or double garage doors are permitted. Garage doors are to be a good quality and shall operate smoothly and quietly. Timber garage doors to be pre-sealed. Garage doors specification and colour must be indicated on the External Finishing Schedule submitted with the drawings for Design Review Committee approval.

Timber and chromadek garage doors are permitted as follows:

5.3.3.1 Timber garage doors permitted:

- Horizontally slatted timber garage doors are encouraged
- Panel timber garage doors

5.3.3.2 Timber garage doors NOT permitted:

- Decorative timber garage door and doors with glass panels

5.3.3.3 Chromadek Steel and Aluminium garage doors permitted:

- Horizontally slatted garage doors are encouraged
- 10 and 20 panel garage doors allowed

Colours permitted:

Buffalo Brown, Bronze, Dark Dolphin, Charcoal, Matt Bronze and Matt Charcoal

5.3.3.4 Chromadek Steel and Aluminium garage doors NOT permitted:

- Panel garage doors with glass windows
- Glass sectional or panoramic garage doors
- Decorative garage doors

Colours NOT permitted:

Frost White, Off White, Sandstone Beige, Gemsbok Sand and Gloss White.

5.4 VERANDAHS, COVERED PATIOS AND PERGOLAS

Verandas Covered and Open Patios and Pergolas are encouraged and must form and integral part of the design. Details of the Verandas Covered and Open Patios and Pergolas must be submitted to the Design Review Committee for approval prior to construction.

5.4.1 Verandas and Covered Patios

5.4.1.1 Permitted Verandahs

- Mono pitched roofs with finish to match house.
- Flat concrete slabs with parapets
- Chromadek Louvre roof system behind brick parapet or brick fascia/beam or behind U beam or I beam structures.
- Brick, steel or square cut timber columns permitted
- Nomadic stretch tent as per HOA approval

5.4.1.2 NOT Permitted

- Gum pole structures
- Translucent sheeting
- Timber latte

5.4.2 Pergolas

5.4.2.1 Permitted

- Brick, steel or square cut timber columns

- Square cut timber beams supported on columns
- Square cut timber pergola securely supported on timber beams
- Steel I or U beams

5.4.2.2 NOT Permitted

- Gum pole structures
- Translucent sheeting

5.5 BALUSTRADING

Balustrade designs should be consistent with Architectural Design Parameter of being simple, rectilinear and contemporary in the design. Balustrade design and/or specification must be clearly indicated on the drawings for submission to the Design Review Committee. Any deviation to the approved design must be approved by the Design Review Committee prior to installation.

5.5.1 The following materials are permitted for external balustrades:

- Stainless steel
- Stainless steel with glass panels
- Frameless glass
- Powder coated mild steel
- Painted mild steel
- Brick plastered and painted to match the house (Parapets)

5.5.2 The following materials are NOT permitted for external balustrades:

- Wrought iron
- Timber
- Concrete balustrades
- Any ornate form or material will not be permitted.

5.6 SERVICES AND SERVICE AREAS

5.6.1 Garages, Carports and Staff Accommodation

Garages and outbuildings must be similar in design, construction and finish of the main residential structure.

5.6.1.1 Permitted

- Only carports constructed of brick (or approved light steel frame structure with approved cladding) columns and parapet walls plastered and painted to match the main house structure with Chromadek roof sheeting will be permitted

- Alternatively, a conventional flat concrete/approved light frame steel roof structure as prescribed above under Minor Roof Elements will be permitted.
- All downpipes are to be concealed behind the parapet wall and in the brick/approved light steel columns

5.6.2 NOT permitted

NO standard steel carports of any type.

5.7 UTILITIES, WASH LINE AND YARD AREA

- 5.7.1 Caravans and trailers may only be stored in the purpose specific garages provided at the units. Trailers on an exception basis approved by Home Owners Association may be kept on site but not visible from the street or public open spaces.
- 5.7.2 Boats may only be stored in boathouses or in an enclosed garage.
- 5.7.3 Boats may not be stored in open carports and may not be visible.
- 5.7.4 Kitchen yards must be designed in such a way that they are not visible from the street or from any public open space.
- 5.7.5 Where necessary screens walls must be provided to screen of yard areas. These walls can only be a maximum of 1.8m above the lowest ground level side.
- 5.7.6 Wash lines must be located within kitchen yards and may not be visible from the street or from any public open space or protrude over any boundary wall.
- 5.7.7 Dog kennels must be placed in positions where they are not visible from the street or public open space areas. Ideally these must be located within screened kitchen yards.
- 5.7.8 The storage of refuse bins must be such that they are not visible from the street or public open space areas. Where necessary, screens should be used.
- 5.7.9 No thatched Lapa's, prefabricated zozo huts, wendy houses, will be permitted. Greenhouses and toolsheds in a colour matching the house, but not visible from the street will be permitted with HOA approval.

5.8 DRAINAGE AND SEWER SYSTEM

All external services such as plumbing and sewer drains must be concealed from view, i.e. built within the brickwork duct with access panels only where required.

5.9 EXTERNAL LIGHTING

5.9.1 Permitted

- All external lighting to be approved by the Design Review Committee prior to installation.
- All exterior lights are to be located in such a position so as not to constitute a nuisance to neighbors or other Estate users.
- All external lighting must be simple, square, rectangular, circular or tubular type fittings.

- All high level exterior lights (i.e. above 1,5m) must be shaded.
- Low voltage lighting is encouraged maximum 6W LED.

5.9.2 NOT Permitted

- No high wattage security lights or any spotlights are permitted.
- No motion sensor security lights are permitted.
- No permanent multi-colored party lights are permitted except during the period of the 15th December to the 15th January each year.
- No spotlighting of natural areas permitted.
- No ornate decorative fittings or lantern type fittings will be permitted.

5.10 AIR CONDITIONING

5.10.1 Air conditioning is permitted.

5.10.2 All condensers, external fans, accessories, drainage pipes and the electrical supply are not to be visible from the street or open spaces and their siting should be carefully considered. All pipe work must be concealed in the brickwork or within painted conduit and painted to match the colour of house. Standard design detail of covers available if this is added on later.

5.10.3 The positions of all these items are to be submitted to the Design Review Committee for approval prior to the installation.

5.11 TV ARIALS AND SATELLITE DISHES

5.11.1 The siting of TV aerials and satellite dishes are to be carefully position so as not to become unsightly and detract from the overall vision of the estate.

5.11.2 Their positioning is subject to approval of the Design Review Committee and must be indicated on the submission plans.

5.12 SOLAR GEYSERS AND SOLAR HEATING

5.12.1 Solar geysers and solar panels are permitted but the type, position and impact they have on the overall aesthetic are at the sole discretion of the Design Review Committee.

5.12.2 The type and the position must be submitted to the Design Review Committee for approval prior to any installation.

5.12.3 Split solar geysers are preferred where the low profile solar panels are located unobtrusively on the roof while the bulky water storage geyser is situated out of site within the roof space

5.12.4 Direct solar water geysers with external water storage geysers are unsightly and are to be concealed behind parapets and pitched roof structures.

5.12.5 Solar panels which may be visible due to the position of the roof aspect must be of a good quality with frames that are powder coated charcoal so as avoid glare and minimize the aesthetic impact.

5.13 SECURITY

The principle is that there should be no external security devices (burglar bars etc) applied to the home to maintain the visual quality and aesthetic.

6. EXTERNAL WORKS

6.1 Boundary Walls, Screens and Fences

All boundaries must be fenced.

- 6.1.1 Materials and designs for screens, fences and gates should relate closely to the main building structure and be consistent with designs set out in the phased house design alternatives.
- 6.1.2 No screen or fence may be erected without the approval of the Architect. Additional structures, over and above those indicated on the approved building / landscape development plans must undergo an approval process.
- 6.1.3 Solid screens and walls are discouraged, especially as perimeter fences.
- 6.1.4 Semi-transparent screens are encouraged for visual continuity of the landscape. Subject to Design Review Committee approval. If the street boundary wall consists of a solid wall, then the solid wall may not exceed 60% of the total length of the street boundary.
- 6.1.5 Recommended perimeter fence height is 1,5m. A maximum fence height of 1,8m will be permitted with motivation (i.e. adjacent to bathroom windows, swimming pools, Jacuzzi's or private garden space).
- 6.1.6 The placement of screens and fences must take cognizance of sensitive environmental features and existing groups of trees. Where necessary, fences must be realigned to allow for the preservation of such features. This may result in perimeter fences not coinciding precisely with erf boundaries.
- 6.1.7 Gates must be designed to match the fence and may not be higher than the adjoining walls.
- 6.1.8 Boundary walls to be plastered and painted on both sides to HOA specifications. No coping allowed on boundary wall columns.

6.2 Swimming Pools and Water Features

- 6.2.1 Swimming pools (where relevant) are to be designed in response to the main building structure as recommended by the Architect. Plans must be approved by the Architect.
- 6.2.2 Care must be taken to ensure that all privacy walls and / or safety fences associated with swimming pools are in accordance with the rules for screens, walls and fences.
- 6.2.3 Ponds and birdbaths must be natural in appearance (form, colour and finish).
- 6.2.4 All ponds, water features and pools must be equipped with a pump and filter system to prevent the stagnation of water.

- 6.2.5 The sides of low-level ponds must allow for animal escape (i.e. animals that accidentally fall into the pond must be able to climb out unassisted).
- 6.2.6 All backwash water must be relayed into purpose made soak-away located within the building lines – no backwashing directly into natural areas or into the storm water system will be permitted.

6.3 Stormwater

- 6.3.1 The collection of rainwater in rainwater tanks is encouraged. Such tanks must be screened using materials and design responsive to that of the main structure. If exposed and intended to be part of the architectural design they must be either a grey or beige colour. Alternatively galvanised corrugated tanks. The design and details of this must be included in the plan submission to the HOA and Architect for approval.
- 6.3.2 Storm water falling on the erf must be dissipated (i.e. the directional stream energy must be broken and dispersed) before it is allowed to flow into surrounding natural areas. A soak-away used for pool backwash purposes may double as an energy dissipater.
- 6.3.3 Erosion lines and gullies must be repaired and rehabilitated according to environmental best practice.

6.4 Earthworks and landscape manipulation

- 6.4.1 Attempt to maintain the existing natural ground level wherever possible
- 6.4.2 Terraces and other level manipulations should abut the main structure wherever possible.
- 6.4.3 No single terrace should deviate more than 500mm from natural ground level in either direction, or may any single terrace accommodate an overall level change of more than 1000mm.
- 6.4.4 Excavations closer than 1m to the stem of any conserved tree is potentially fatal to the tree and may cause the tree to topple.
- 6.4.5 All retaining structures must comply with best practice standards, and where necessary be designed by a qualified engineer.
- 6.4.6 Materials and finishes for retaining structures must respond to that of the main structure.
- 6.4.7 Anchor block systems and gravity walls may not be used as vertical or near vertical structures. Any anchor block or gravity wall structure must be planted with suitable indigenous plants and must be irrigated.

6.5 Hard Landscaping and Paving

6.5.1 Permitted

- All patios, decks and terraces are to be designed in response to the main building structure and the use of natural stone, slate tiles, timber decking and plastic timber look decking is encouraged.
- Only one driveway and a maximum of two street parking bays is permitted per erf.

- The use of permeable paving / gravel is encouraged for all large paved surfaces.
- Only pavers designed for paving are allowed and the colour must be stipulated on the External Finishes list for approval by the Design Review Committee.
- Maximum of two colours allowed.
- Driveway widths will be assessed according to the individual site layout and house design but must essentially be limited to as minimum a width as is practically possible.
- Double panhandle driveways should be consolidated into a single driveway to reduce hard surface. The double width servitude may be maintained and planted with grass or other soft landscape for use as a slipway or overflow parking

6.5.2 NOT Permitted

- Broken brick
- Rough clay
- Stock bricks

6.6 General

6.1.1 House numbers

All house must have house numbers and house numbers must conform with existing designs. HOA designed numbers can be ordered from HOA office.

6.1.2 Indigenous plants

Planting an indigenous tree is one way of promoting biodiversity while preserving our natural heritage and it also has a beneficial impact on our environment.

Indigenous or native plants are better adapted to local climate and conditions and you therefore need to use less water and fertiliser. They are also remarkably resilient to local pests and native birds and insects are attracted to indigenous trees.

Indigenous trees are low maintenance but needs to be pruned regularly to maintain their health and appearance.

6.1.3 Fibre connection

The fibre infrastructure is in place and homeowner needs to extend individual pipes to their houses. Plans should be designed to include enough piping to houses.

6.1.4 Building deviation

Any deviation from the original approved plans or amendments made to any house needs to be referred to and approved by the HOA office in advance.

6.1.5 Pavements

Pavements developed by owners will be the responsibility of the owners and will not be maintained by the HOA.

7. ANNEXURES

7.1 Leloko Concept Drawing Evaluation

ERF : _____ OWNER : _____ DATE : _____

ARCHITECT : _____ E-MAIL : _____

| SDP | | NOTES |
|------------------------------------------------------------------------------------------|--|-------|
| LOCALITY | | |
| GREEN/OPEN AREAS | | |
| ADJACENT STAND NUMBERS | | |
| NORTH POINT | | |
| CONTOURS | | |
| BOUNDARY LENGHTS | | |
| BUILDING LINES | | |
| DISTANCE FROM BOUNDARIES | | |
| SERVICES: SEWER <input checked="" type="checkbox"/> WATER <input type="checkbox"/> OTHER | | |
| PAVING AROUND BUILDING | | |
| WASHING LINES | | |
| STORMWATER | | |
| PROPOSED LANDSCAPING | | |

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|-------------------------------|--|--|
| ELEVATIONS | | |
| TYPICAL FINISHES AND COLOURS | | |
| MAX NGL-FFL (<500MM) ANNOTATE | | |
| SHOW NGL AND FFL | | |
| HIGHEST POINT FROM NGL | | |

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|------------------------------------|--|--|
| FLOOR PLANS | | |
| AREA SCHEDULE | | |
| MAX 40% COVERAGE | | |
| SERVICE DUCTS | | |
| BALCONY POSITIONS | | |
| OVERLOOKING OF NEIGHBOURS PROPERTY | | |

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|--------------------|--|--|
| SCREEN WALL | | |
| HEIGHT | | |
| POSITION | | |

| | | |
|--------------------------------------------|--|--|
| BOUNDARY WALL | | |
| SECTION | | |
| ELEVATION | | |
| FINISH | | |
| GATE DETAIL | | |
| GREEN/PARK AREA BOUNDARY DETAIL /TREATMENT | | |

| | | |
|---------------------------|--|--|
| POOL/WATER FEATURE | | |
| PLAN/SECTION/ELEVATION | | |

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|------------------|--|--|
| ROOF PLAN | | |
| PARAPET WALLS | | |
| ROOF FINISH | | |
| OVERHANG | | |

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|------------------------------------|--|--|
| DESIGN STYLE AND PRINCIPLES | | |
| STYLE | | |
| PRINCIPLES | | |

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| COMMENTS | | |
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|-------------------------|--|--|
| CONCEPT APPROVAL | | |
| Date | | |
| Signatures | | |

7.2 External Finishes Specifications

ERF : _____ OWNER : _____ DATE : _____

A HOUSE - STRUCTURE

1,0 ROOFS

1,1 CONCRETE ROOF TILES

Marley Moden Concrete Roof Tile - Flat

Coverland Elite Concrete Roof Tile - Flat

Colour

Standard Slate

Terracotta

Farmhouse Terracotta / Antique Terracotta

Farmhouse Kalahari

Verge Tile

Concrete verge tile to match roof tile

1,2 CHROMODEK ROOF SHEETING

Sanfintra IBR Profile

Safintra 700 - Concealed Fixed

Safintra 410 - Concealed Fixed

Safintra Classicorr Corrugated

Colours

Charcoal Grey

Dark Dolphin

Chromodek Barge Boards + Flashing

Charcoal Grey

Dark Dolphin

1,3 CONCRETE SLABS - FLAT

Screed to fall to FB outlets. Waterproofed.

Waterproofing

Derbigum SP4 or similar approved

Finished with 2 x coats Bituminous Aluminium Paint

1,4 NOT PERMITTED

Gutters not permitted

Nutec Barge Boards

2,0 WALLS

2,1 HOUSE WALLS

Brick walls plastered and painted

Texture

Smooth Plastered

Scratch Plastered
 Bag Plastered - feature panels only

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Colours

All colours to be flat monotone colours

Primary Colour

Spec:-

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Secondary Colour

Spec:-

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2.2 GABLE WALLS

Plastered and Painted to match House Walls
 Nutec Classic Building Planks - Plain 225mm wide
 Glazing - windows in aluminium frames

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Details

Gable Ventilators - Aluminium Louvre
 Recess detail plastered and painted

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2.3 CHIMNEY DETAILS

Brick plastered to match house and painted
 Black Mild Steel Flue Pipes
 Stainless Steel Flue Pipes

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NB

Straight lengths - no bends permitted
 Modern design - no ornate detail + no corbeling

2.4 CLADDING

Cladding elements must for intergral part of design

2.4.1 Natural Stone
 No concrete stone cladding
 No machine cut stone cladding

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2.4.2 Timber Cladding
 Natural
 Composite Cladding - Eva-Tech or similar approved

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2.4.3 Nutec Classic Building Planks - Plain 225mm wide

2.4.4 Off-shutter Concrete

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2.4.5 Metal sheet cladding - to match roof sheeting

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2.5 NOT PERMITTED

No paint technique or aged colour technique permitted
 No Cemcrete wall finishes permitted
 No plasterbands or copings permitted
 No decorative elements permitted

3.0 WINDOWS, DOORS + SHUTTERS

WINDOWS

POWDERCOATED ALUMINIUM WINDOW FRAMES

Colours

- Bronze
- Dark Brown
- Charcoal Grey
- Stone Grey - New, Not available yet

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ANODISED ALUMINIUM WINDOW FRAMES

Colours

- Bronze anodised
- Naturally Anodised - New, Not available yet

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GLAZING

- Clear
- Low-E
- Low Tint Performance Glass (grey colours)

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NOT PERMITTED

- No reflective glass permitted
- No mirror glass permitted

SHUTTERS

Powdercoated Aluminium Shutters

- Shutters to be the same colour as window frames

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Options

- Traditional hinges shutters
- Modern sliding shutters
- Fixed shutters - non functional

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DOORS

POWDERCOATED / ANODISED ALUMINIUM DOORS

- One Panel
- Two Panel

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Colours / Finish

- To match window frame finish and colour

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Door Types

- Sliding Doors
- Stacking Doors
- Double French Doors
- Single Leaf Doors
- Frameless Glass Doors

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Glazing

- Clear
- Low-E
- Low Tint Performance Glass (grey colours)

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NOT PERMITTED

- No reflective glass permitted
- No mirror glass permitted

SOLID TIMBER DOORS

Solid meranti doors in Meranti timber door frame

Colour / Finish

- Sealed with clear natural sealant
- Painted to match aluminium window frame colour

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Door Type

- Front door
- Kitchen back door / Scullery back door
- Garage side door
- Store room door
- Staff room door
- Other external solid door

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Design

- Horizontally slatted meranti door

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FRAMELESS DOORS

Frameless stack folding doors permitted

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Glazing

- Clear
- Low-E
- Low Tint Performance Glass (grey colours)

NOT PERMITTED

- No reflective glass permitted
- No mirror glass permitted

GARAGE DOORS

- Single
- Double

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Design

- Horizontally Slatted
- 10 Panel Double Garage Door

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Type

- Solid Timber sectional garage door
- Steel Chromodek sectional garage door
- Powdercoated Aluminium sectional garage door

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Colours

Timber

- Sealed with natural sealant
- Painted to match Window and Door Frames

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Steel Chromodek - To match window frame or roof

- Dark Dolphin
- Bronze
- Charcoal Grey

Powdercoated Aluminium - To match window frame or roof

- Bronze
- Charcoal

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4.0 BALUSTRADES

Modern design. Decorative and ornate designs permitted

Type

- Mild Steel painted - Colour Black (Flat colour)
- Stainless Steel
- Stainless Steel and Glass
- Framesless Glass
- Aluminium Frames and Glass - Colour to match Windows
- Brick wall plastered and painted

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B EXTERNAL WORKS

BOUNDARY WALLS

GATES

DRIVEWAY

LANDSCAPING

SERVICES AREAS

SWIMMING POOLS

SOLAR

AIR-CONDITIONING + HEAT PUMPS

7.3 Colour Pallet - Plascon

| Red/Orange Hues | | |
|-----------------|---------------------|---------|
| 1 | Carrot Spice | O4-C1-2 |
| 2 | Toffee Fudge | O5-C1-2 |
| 3 | Yummy | O5-C1-3 |
| 4 | Carrot Muffin | O6-C1-2 |
| 5 | Harvest Time | O6-C1-3 |
| 6 | Safari Sun | O7-C1-1 |
| 7 | Peanuts | O7-C1-2 |
| 8 | Butterscotch Mousse | O7-C1-3 |
| 9 | Wheat Fields | O7-C1-4 |

| Browns | | |
|--------|-----------------|---------|
| 10 | Rock Outcrop | O7-D1-4 |
| 11 | Sunny Horizons | O7-D1-3 |
| 12 | Forgotten Land | O7-D1-2 |
| 13 | Bush Buck | Y1-D1-4 |
| 14 | Hay Seed | Y1-D1-3 |
| 15 | Old Cobblestone | Y2-D1-4 |
| 16 | Gold Estate | Y2-D1-3 |

| Warm Greys - Light | | |
|--------------------|-------------|---------|
| 17 | Stone Wash | Y2-D2-2 |
| 18 | Waxen Tint | T2-D2-1 |
| 19 | Ivory Ridge | Y3-D2-2 |
| 20 | Beech Wood | Y3-D2-1 |
| 21 | Cement Wash | Y1-E2-2 |
| 22 | Soap Bubble | Y2-E2-2 |
| 23 | Bauhaus | Y2-E2-1 |
| 24 | Houri | Y4-E2-2 |
| 25 | Samovar | Y4-E2-1 |
| 26 | River Clay | DC23-69 |

| Yellow Hues | | |
|-------------|----------------|---------|
| 27 | Blue Gum Honey | Y1-C1-2 |
| 28 | Russo Gold | Y1-C1-3 |
| 29 | Summer Wheat | Y1-C1-4 |
| 30 | Fuzzy Duck | Y2-C1-3 |
| 31 | Pale Honey | Y2-C1-4 |

| Green Hues | | |
|------------|--------------|---------|
| 32 | Sea Point | Y3-C1-2 |
| 33 | Egoli | Y3-C1-3 |
| 34 | Clover Honey | Y3-C1-4 |
| 35 | Money Tree | Y4-C1-3 |
| 36 | Pale Yellow | Y3-D1-4 |

| Light Browns | | |
|--------------|-------------|---------|
| 37 | Satued | DC8-23 |
| 38 | Sombrero | DC8-24 |
| 39 | Chaps | DC10-28 |
| 40 | Safari Tan | DC10-29 |
| 41 | Trade Winds | DC10-30 |
| 42 | Stuffing | DC12-36 |

| Warm Greys - Dark | | |
|-------------------|---------------|---------|
| 43 | Baby Elephant | Y1-E1-4 |
| 44 | Madonna City | Y1-E1-3 |
| 45 | Touchstone | Y2-E1-4 |
| 46 | Moss Gold | Y2-E1-3 |