

## ARCHITECTURAL GUIDELINES

### WOODLANDS COVE & MOUNTAIN COVE

*Revised: 2016*

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## **1. INTRODUCTION**

The Coves is a housing village estate set in a natural style on the banks of the Hartbeespoort Dam. The setting is farmland with natural woodlands stands situated throughout the estate providing magnificent views toward the dam to the north and north east.

Phase 3 is Woodlands Cove and Mountain Cove of which the architectural guidelines are set out in this document.

The total development is well established and provides a security village with monitored security and access control at the entrance. There are stands of various sizes, each with an individual character and features that require a specific design to fully utilize the potential of each site.

The resident is hereby referred to terms and conditions in the Agreement of Sale, which deems to exist between the Seller and the Purchaser that may be applicable by implication or otherwise in terms of these Architectural Guidelines.

## **2. THE PROFESSIONAL TEAM**

### **2.1 Architects:**

MARAIS 4 ARCHITECTS PO BOX 103 BLUE VALLEY  
CONTACT PERSON: Eben Marais  
TEL: 087 942 2647  
MOBILE: 082 786 6344  
EMAIL: [eben@marais4.co.za](mailto:eben@marais4.co.za)

### **2.2 Civil engineers**

PIETERSEN ASSOCIATES  
CONTACT PERSON: Herman Petersen  
TEL: 011 465 821  
EMAIL: [hpconsult@iafrica.com](mailto:hpconsult@iafrica.com)

### **2.3 Town Planners**

PLANPRACTICE  
CONTACT PERSON: Peter Dacomb  
TEL: 012 362 1741  
EMAIL: [peter@planpractice.co.za](mailto:peter@planpractice.co.za)

### **2.4 Land surveyors**

BUCKLEY & STRYDOM  
CONTACT PERSON: Robin Buckley  
TEL: 012 341 2418  
EMAIL: [buckley@mweb.co.za](mailto:buckley@mweb.co.za)

### **2.5 Conveyancing Attorneys**

MC ROBERT  
CONTACT PERSON: Gustav Radloff  
TEL: 012 425 3518  
EMAIL: [gradloff@macrobert.co.za](mailto:gradloff@macrobert.co.za)

### **3. OBJECTIVES**

The objective of this manual is to effectively control the design of individual dwelling units in order to achieve the following:

- 3.1.1** To have each unit fit in and contribute to the unique character and style of the village that is created within this Development.
- 3.1.2** To protect the rights of neighbouring owners by maintaining privacy and to avoid the obstruction of intend views and visits of each co-owner and
- 3.1.3** To maintain an exceptional high standard of design and workmanship in the construction phase throughout the Development.

### **4. PROCEDURE**

In Order to maintain the above standards, an ideal unit will be designed for each particular stand when briefed by the owner.

All designs will be subject to the submission of a Set of Plans to be approved by the Coves Architectural and Aesthetic Committee (ARAC). The ARAC will consist of representatives of the Home Owners, the Coordinating Architect and further appointees by the HOA. A scrutiny fee, to be determined by the HOA from time to time, will be payable to the HOA, with the first

Submission. Plan submissions and changes are reviewed every two weeks.

After approval of the Set of Plans, documents should be prepared and submitted to the Chief Building Inspector of the Local Authority, to be accompanied by payment of the prescribed application and service connection fees. Before submission of the documentation to the Local Authority, the technical documentation must be submitted to the ARAC to check compliance with the set of plans. A stamp of approval from the Coves ARAC must be obtained before documentation can be submitted to the Local Authority.

Drawings submitted must be to scale, and must indicate materials and colours elected. Where there are existing buildings on adjacent sites, these must also be shown.

At least three copies of all drawings must be submitted to ARAC for approval, together with the submission checklist. All buildings to be erected on stands will be on completion, subject to an engineering certificate issued by a professional engineer.

### **5. TOWN PLANING CONSTRAINTS: PHASE 1**

The restrictions set out below are in addition to conditions of the Title Deed, Town Planning Schemes or National Building Regulations. Notwithstanding with the above approval of plans is to the sole discretion of the ARAC.

Approval by the ARAC also does not absolve the need to comply with the restrictions imposed by the Local Authorities or National Building Regulations.

#### **5.1 Density**

One unit per stand.

#### **5.2 Floor Area Ratio**

Maximum area ratio (bulk) that may be erected on a stand not to exceed factor of 0,5. All spaces which are covered will be included in FAR calculations. All habitable loft spaces to be included in floor area ratio calculation.

Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in FAR calculation and not exceed the permissible ratios.

A standard size double garage (42 m<sup>2</sup>) and or boathouse/storeroom (not exceeding 40 m<sup>2</sup>) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

### **5.3 Coverage**

Permitted coverage on site is 50%, although it is recommended to remain within 40% of the area of the stand for double storey units. The minimum house size is 125m<sup>2</sup> excluding outbuildings and patios.

### **5.4 Height Restrictions**

#### **Maximum Overall Height to Apex of Roof: All Stands**

Measured from Natural ground level

Single Storey 6, 700mm

Double Storey 10, 000mm

#### **5.4.1 Levels:**

To address the height of overall structures the following requirements will be introduced as an alternative to the current overall height requirements and wall plate restrictions.

The overall height restrictions will remain the same, however an additional restriction on finished floor levels will be added to read as follows:

The height of the finished floor level at ground level may not exceed 900mm above natural ground level.

#### **5.4.2 Loft Guidelines**

- Loft wall plate height may not exceed 4.5 m height single story and 6.5 m height double story
- Loft to be in roof space
- Loft to not appear as a double storey element, but to be concealed within a single storey roof void
- Overall height of building to be within the guidelines
- No more than 20% of the ground floor
- To be included in the F.A.R calculation

#### **5.4.3 Woodlands Cove: Stands 2 – 26**

Double Storey is permitted, but only 40% of the ground floor area may be built on the second floor. (To allow a view from behind)

#### **5.4.4 Woodlands Cove: Stands 98 - 106**

Double Storey is permitted, but only 60% of the ground floor area may be built on the second floor. (To allow a view from behind)

#### **5.4.5 Mountain Cove**

Double Storey is permitted, but only 60% of the ground floor area may be built on the second floor.

### **5.5 Building Lines**

#### **5.5.1 Woodlands Cove: Stands 2 – 26**

- 3 m on sides and back
- 4,5 m Street Boundary

### 5.5.2 Woodlands Cove: Stands 98 – 106

- 2,5 m at back
- 2 m on sides
- 4,5 m Street boundary

### 5.5.3 Mountain Cove

- 2 m on sides and back
- 4,5 m Street Boundary

Special consent is to be obtained from the Aesthetic Committee, as well as from the Local Authority for any relaxation. Applications for relaxation of side building lines will only be supported by the Aesthetics Committee, with the consent of the next-door neighbor / owner of the effected Property.

### 5.6 Building Time – Limit

Construction shall be completed within 12 (twelve) months from the date of commencement.

Commencement in this context shall incorporate the approval of building plans by the local authority of Madibeng and the payment of the builders deposit to the Association, the amount of which deposit shall be determined by the Directors from time to time.

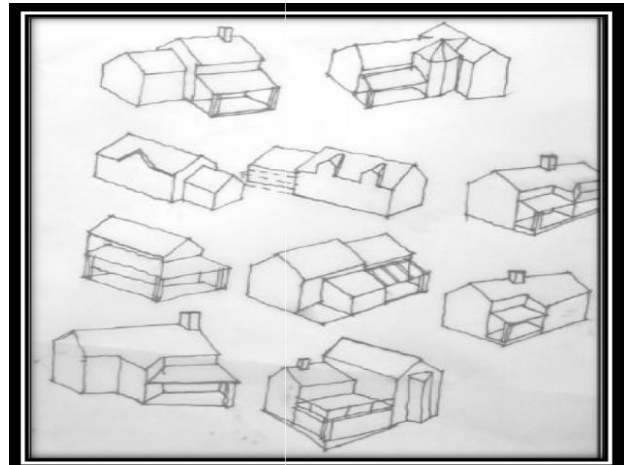
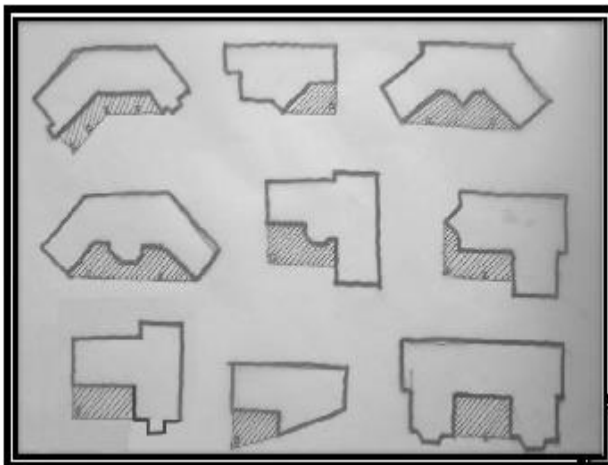
## 6. ARCHITECTURAL STYLE

The overall design concept for Woodlands Coves and Mountain Cove intends to recreate a Farm-style village. This architectural style has been developed by the architects to create a specific atmosphere, with a high quality nature-orientated lifestyle in mind. Elements of style are intended to create a vibrant homogeneous village, with enough variation to allow individuality and expression of personal taste. The cover- perspective illustrates the trend of the architectural style, while the sketches define the intended detail.

### 6.1 Plan Forms and Appearance

Plan forms are to be from a basic rectangular form with diagonal lines or elements permitted and the objective of the forms should be to form a protected veranda area. There will be stoep or veranda areas to each house, which should be orientated towards the view: the fields and dam in background.

Refer to diagrams.



The houses must combine gable structures with add-ons: verandas, balconies, bay windows, tower elements, etc., such as shown above.

External walls are to be constructed of one of the following or a combination of these:

- 6.1.1 Natural stone material naturally available on site, or such natural stone can be used as cladding of brick masonry walls.

**6.1.2** Artificial rock or cladding products may be considered after careful investigation, and the written approval of the Aesthetic Committee.

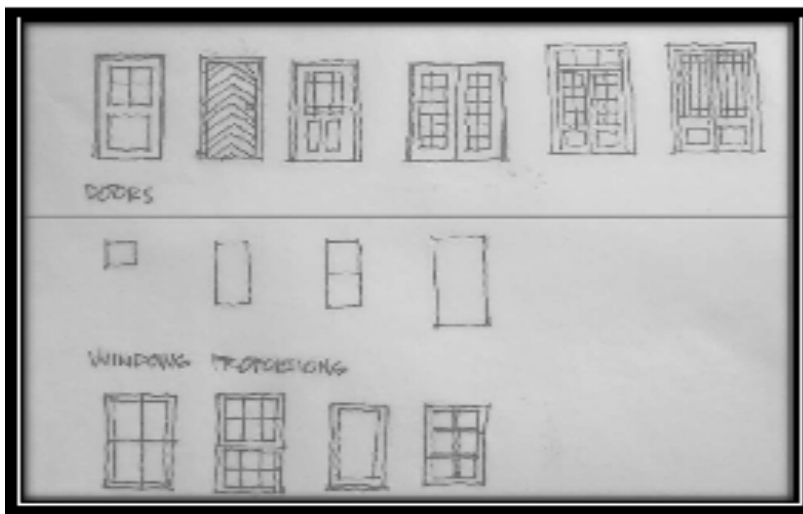
**6.1.3** External walls can also have coloured roughcast plaster, or plaster and painted walls in a certain colour range, blending with natural stone and the environment, to the approval of the Aesthetic Committee. (Earth colours)

## **6.2** Structure Material

The house must be constructed out of brick and mortar.

## **6.3** Windows and Doors

Wooden window frames may be painted white or shades of grey, or sealed in natural wood. Windows are to be timber-framed or aluminium (bronze, brown, white or charcoal powder coated), with a vertical proportion. Large openings will be encouraged towards the view areas, keeping in mind sun pergolas. Smaller openings may be of different proportions.



Because there will be monitored security of the total Development, the use of burglar bars is discouraged. If required, however, burglar bars will be permitted on the insides of windows only.

Doors shall be of traditional proportions for single or double doors, and must be varnished, stained and sealed or oiled timber. Doors may also be fitted with shutters, if required.

Handrails are to be constructed of Timber hardwood, with timber or painted steel posts. All handrails will be Varnished, and fixed in such a way that no unsightly rust marks are left on surrounding surfaces.

## **6.4** Garages and Carports

The roofs of these must fit in with the roof of the house. No awnings or shade netting is allowed for carports, the ARAC must approve all carports and garages.

- Double garage doors are allowed
- Timber farm style doors allowed
- Chromedek steel/aluminium doors allowed as long as they are wood colour with a wood grain

Doors for garages may not exceed 2440 mm in width, and must be of timber planking, slatted, with 20mm min gaps. No square or rectangular paneled doors will be permitted. Only two doors may be positioned side by side, and a 350mm masonry pier must separate doors. (The intention of this ruling is to assure that more of the house on a narrow stand is viewed.) No roller shutter doors are permitted.

All freehold stands are to have a minimum of 2 garages.

## 6.5 Roofs:

Roofs are to be one of the following:

- 6.5.1 S-rib corrugated pre-painted chromadek roofs, in combination with small sections of flat concrete roofs where required. Concrete roofs should not exceed 15% of the total roof area. No IBR roofing will be allowed. Cutters to be powder coated steel or powder coated aluminium to match roof colour or fascia colour.

Pitched roofs are to be 25-35 degree angle with the aforementioned sheeting.

The colour of the roof Sheeting is to be from the following range:

Chromadek: Range of green or grey colours

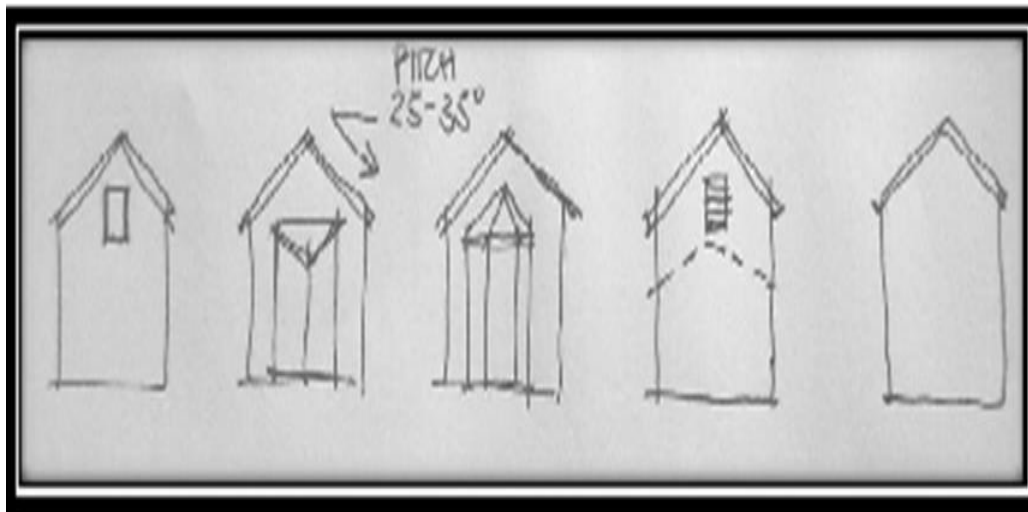
- 6.5.2 Concrete roof tiles in the following 'Marley' profiles or similar

- Double Roman
- Ludlow
- Mendip
- Modern

The following colour range is acceptable for Concrete roof tiles:

- Slate
- Granite

House to be designed to form a farm style character with gables and barn-type proportions. As previously mentioned, the gables always have an element in the center of the gable, such as window, louvers or bay window plus roof element.



Flat concrete roofs, to be the exception as a portion of the roof, for example for verandas, are to be covered with gravel or pebbles, in all situations.

Should overhangs be concealed, ceilings to be constructed of timber T&G or timber slatted, can be treated SA Pine.

Gutters to be powder coated steel or powder coated aluminum to match roof colour or fascia colour.

## 6.6 Gables

Gables, as shown above, are to be built on each end of the roof; no hipped roofs are allowed to be able to create a homogeneous style.



## 6.7 Chimneys

Chimneys are to be constructed of natural stone or coloured plastered brickwork, with copings as per detail. Jetmaster type chimneys with rotating or fixed cowls are also permitted.

## 6.8 Pergolas, Covered Terraces and Awnings

Pergolas and external timber-work to be varnished timber or Carboliniun or Tanalith treated poles.

Pergolas should not to be constructed of steel. Pergolas may be covered with timber slats or bamboo. Translucent plastic sheeting is not permitted. It is encouraged that pergolas also be covered with traditional decorative creeper

No fixed or aluminium, plastic or metal awnings, screens or coverings of any sort will be permitted.

## 6.9 Paving

Site paving from the road to the front of the house to be natural clay brick, no concrete blocks, bg-blocks (grass inserts) can be used for driveways.

A strip of paving 1,2 meters wide shall be installed around the perimeter of the building, in order to collect and discharged storm-water from roof overhang.

## 6.10 Outbuildings and Kitchen Yards

All dwellings must have an enclosed drying yard/dustbin area, completely enclosed with 1,8m walls to provide adequate screening from neighbouring owners.

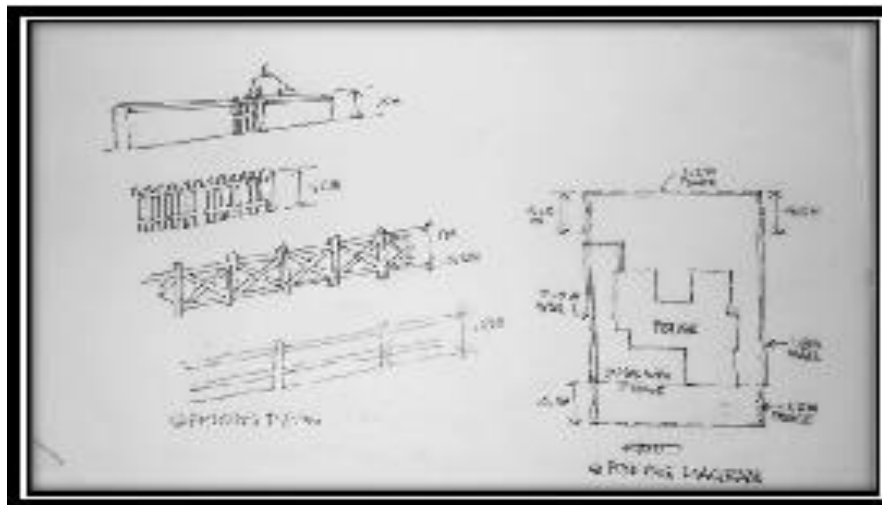
## 6.11 Fencing and Boundary Walls

Properties may be fenced in, but limited fences are allowed: See diagram. All these should be treated natural timber or coloured plastered walls or semi-face brick walls.

As the owner may require an enclosed area for the control of pets or for any other reason, low- level boundary walls will be permitted as per the detail

The height of the east-west boundary is restricted to 1,2m on the ends of the stand with a 4,5m turning around the corners. Walls of 1,8m height are allowed as per the diagram between houses and in line with the house-structure. It is to be noted that the approval of boundary enclosure is to be approved at the sole discretion of the ARAC. Boundary walls must be plastered and painted on both sides where there is no neighbouring house. If pole fences need to be secured only Bonnox or Welded Mes1 will be allowed.

All retaining structures and walls around all buildings or parking areas, service yards etc. are to be constructed of brickwork plastered or natural stone



## **6.12 Unit Identification**

A standard identification number for each unit, in solid brass or anodised aluminium, will be displayed in an obvious position to the approval of the ARAC.

### **6.12.1 Boat Houses**

Facilities will be provided for the storin1 of boats and equipment for phase 2, at a future stage, see master plan of development. Stands will be made available to purchase and to erect privately owned boathouses.

## **6.13 Village Layout**

Care should be taken in the design to ensure that sufficient visitors parking exist behind garages, to avoid parking of vehicles inside the road reserve.

## **6.14 Soil and Waste Pipes**

**6.15** Soil and waste pipes are to be concealed and should not be visible from beyond the site. All ducting is to be internal.

## **6.16 Utilities**

### **6.16.1 Television Aerials and Satellite dishes**

Television Aerials are to be contained within the roof space.

Satellite dishes to be erected in an inconspicuous spot away from the roads.

### **6.16.2 Solar Panels**

Solar panels are to be flush with the roof, and preferably mounted to be as inconspicuous as possible. No heat pumps condenser units visible from any street will be permitted unless screened (subject to Architectural Review and Aesthetic Committee (ARAC Committee approval)

### **6.16.3 Rainwater tanks / JoJo tanks Guidelines**

The first preferable and best place to store water is underground, in a submerged reservoir, with a pump and a ring main but tanks may be integrated into the design of the house and may even take the form of a pond or reservoir.

Underground tanks are the answer when space and accessibility are an issue, an underground water storage system allows for the maximum use of property, allowing for more green space and/or parking on a tight site. Professionally installed, they and can be placed under paved light weight traffic areas, driveways, garden beds or lawns providing an eco-friendly and aesthetically pleasing solution for rainwater capture and rainwater harvesting.

The second option is harvest water by using Jojo water tanks. Alternative colours are Bush veld Green, Stormy sky and Winter Grass are allowed alternatively Khaki brown and Sandstone (See below Jojo tanks colour spectrum). To mitigate visual impact all other tanks need to be screened or clad in approved position and finish by the).

## JoJo Water Tanks



## JoJo Chemical



## JoJo Marble-Finish



The position of the tanks must take into consideration the aesthetics and the practicality of the guttering and downpipes. It must be emphasised that all tanks must be screened from neighbours unless used as an aesthetic feature.

### 6.16.4 Air-Conditioning

A well-designed house with cross-ventilation has no need for air-conditioning. It is encouraged that home-owners opt for an evaporative cooling system with a far lower carbon footprint than a conventional air conditioner. Please be aware of the fact that these systems have unsightly external ducting and units, which need to be incorporated into the design of the house, and not as an afterthought. To mitigate visual impact the position of the tanks must take into consideration the aesthetics.

The key considerations for positioning are that they are not wholly visible to the neighbours or the street and should be positioned so as to minimize any noise factor to neighbours. Each site is different and the positioning of the air-conditioning unit will be assessed on a case by case basis in line with the rules and "inconspicuous position". Home-owners are encouraged to put them central to the property hidden within the roof structure/lines as much as is practically possible.

### 6.16.5 Cool breeze – air coolant units

The key consideration is that they are not wholly visible to the neighbours or the street and should be positioned so as to minimize any noise factor to neighbours. Applications to be submitted to the ARAC and each application will be viewed on a case by case basis in line with the rules.

Residents are encouraged to position the unit's central to the property and hidden within the roof structure/lines as much as is practically possible.

### 6.16.6 Generators

Generators may be run between the hours of 6 a.m. and 9 p.m.

Generator must be "silenced" in some way to achieve typical targets of noise range between 50 and 70 db at 7m from the source, or be placed in a position so as to minimize the noise levels to neighbours.

### 6.16 Exterior Lighting

External or perimeter lighting is to be sited in such a way as to not interfere with the neighbours. The type of fixture and wattage of the lighting is to be considered. External lighting is to be indicated on the plan for approval prior to installation.

The Home Owner's Association will maintain certain open spaces, such as the green belt servitude. A maximum of 10 meters uninterrupted paving is permissible.

#### **6.17 Landscaping/ Pedestrian Servitude / Common Area**

Only indigenous plant species will be permitted. Trees are to be carefully selected and positioned to minimize the obstruction of views of neighbouring owners. The maximum height of trees within the building line areas and setbacks is restricted to 2 meters. The service of a reputable Landscaping Consultant is encouraged. Prior to planting please liaise with the HOA to ensure no trees are planted within any services.

Each owner shall be responsible for the landscaping and maintenance of the side walk adjacent his property. If the owner neglects maintenance of his sidewalk, the HOA will execute the required work, and charge the owners for such work.

The HOA will maintain certain open spaces, such as the green belt servitude.

A maximum of 10 meters uninterrupted paving is permissible.

##### **Green Belt Servitude:**

See the site layouts. The Common area green belt is solely for landscaping purpose, no structure may be built on this area. This will always be under the control of the HOA.

All use of common ground must be approved in writing by the HOA and by the immediate neighbours in writing. Plants must be indigenous and water wise. No permanent structures are permitted. The ground may not be fenced off from the rest of the estate. Owners are to ensure that plantings do not interfere with the Coves Service areas or farming operations. No sprinkler systems are permitted in these areas. Maintenance of these areas is the owner's responsibility and they must be kept to a standard conducive to the rest of the estate.

Ownership of these areas does not at any stage devolve to the owners and the common ground will always remain part of the HOA. No use by one owner will convey the right for another owner to have the same use as each case must be considered in relation to the aesthetics of the estate. Request to use common ground will be tabled as part of the ARAC.

See the site layouts. The Common area green belt is solely for landscaping purpose, no structure may be built on this area. This will always be under the control of the Home Owners Association.

All use of common ground must be approved in writing by the HOA and by the immediate neighbours in writing. Plants must be indigenous and water wise. No permanent structures

#### **6.18 Storm water, Water and Sewerage Network**

Storm water is collected on internal roads and is dispersed to a suitable drainage course downstream of the proposed Development.

A piped water reticulation network will be provided with individual stand connections and provision for fire protection.

All stands will be connected to a piped sewerage reticulation system at the lowest end of each property, which will be connected to a common sewerage works.

#### **6.19 Alternative building materials**

May be considered by the ARAC in keeping with changes in building technology, where these materials have no effect on the overall intended look and feel of The Coves. Such approval will be solely granted at the discretion of the ARAC.

## **7. BUILDERS AND CONTRACTORS GUIDELINES**

- 7.1** All contractors are to abide by the builder's code of conduct, architectural rules and Estate rules as amended from time to time. It is the owner's responsibility to ensure that the contractor is given access to all documentation. The owner of the property is responsible for the behaviour of and compliance with the rules of the contractors, any penalties imposed may be debited to the owners levy account. This applies to maintenance and additions as well as new builds. Application documents to be obtained from the Estate office.
- 7.2** Spot penalties may be imposed by the Estate manager or security for non-compliance with the contractors rules, penalties will be R500 first offence R1000 second offence and R2000 third offence. The Coves HOA reserves the right of access. If a contractor has incurred more than 3 penalties the contractor will be requested to attend a meeting with the Estate manager, site manager and the resident who has appointed the contractor, if necessary the security director or another director will be requested to attend.
- 7.3** Contractors are permitted on site Monday to Friday 7 am to 6 pm, access at the contractors gate. In the the event of an emergency application is to be made to the Estate manager, permission will not be unduly withheld.
- 7.4** Rules included from the builders code & contractors rules and regulations
- 7.5** Building sites are to be kept clean and at no time is building material to be accumulated on site or on any adjoining vacant site.
- 7.6** The perimeter building fence or net is to be closed off to prevent injury to any person or child walking on site. The fence is to be kept in a good state of repair, neat and tidy at all times.
- 7.7** Every building site is required to have a chemical toilet, the toilet is to be provided prior to the building site been opened by the HOA for work to commence. The toilet is to be serviced on a regular basis and kept in a good state of repair and adequately screened.
- 7.8** Builders taps are not to be left running when water is not been used. Any water leaks are to be reported to The Coves offices.
- 7.9** All contractors are to leave The Coves via the contractor's gate by 18H00
- 7.10** All delivery trucks are to be escorted to and from site.
- 7.11** Contractors are not permitted to walk from building site to building site nor are they permitted to wander off the building site where they are working.
- 7.12** Contractors are to make use of the designated roads as much as possible when moving throughout the Estate.
- 7.13** Only Security authorized vehicles will be allowed onto the Estate. All delivery trucks, earth moving equipment TLB's, and tractors are not permitted entry through the Main gate and must use the contractors Gate. Contractor vehicles and delivery trucks are to use the contractor roads provided and all delivery trucks must be escorted by the responsible contractor from and back to the contractors gate entry point. There is a load restriction of 8, 0 Ton G.V.M. (gross vehicle mass) single axle on all tar road surfaces where there is no contractor road provided. Double axle trucks will not be permitted on tar surface roads, exception to this is made for the delivery of ready mix concrete trucks with the proviso that the contractor protects the road at turning points with crusher dust or similar soft sand to reduce the chance of tearing of the tar surface by the double axle. Excepting for roof truss deliveries, no articulated vehicles are permitted in the Estate, unless by special prior authorization of the HOA.

It is the obligation of the Contractor to notify his suppliers of this, and the HOA shall not entertain any claims for losses or damages in this regard.