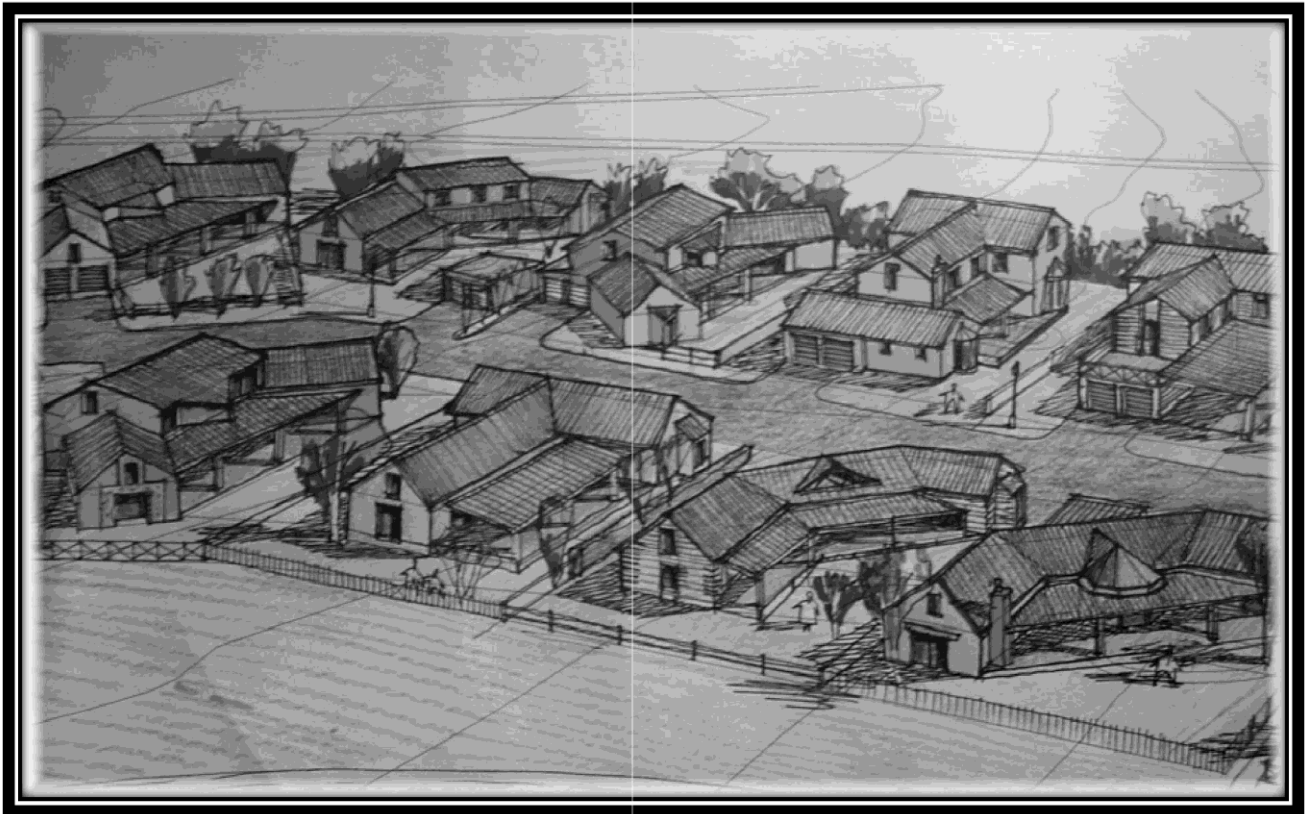




THE COVES GOVERNING BODY NPC



ARCHITECTURAL RULES

Revised: November 2024

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- A. Plans Scrutiny Fees
- B. Plan Submission Coves Checklist
- C. Coves Letter re Clearance Certificate
- D. Builder’s Code of Conduct

1. **INTRODUCTION**

This document contains the Architectural Guidelines for the freehold Coves of The Coves Governing Body NPC as per the Memorandum of Incorporation (MOI) and Rules. The main objectives of the Association also include the carry-on, promotion, advancement and protection of communal interests, and the safety and welfare of the members of the Association, including, but not limited to, maintaining the open spaces, controlling the aesthetic appearance of land and dwellings erected on the Property, including landscaping, buildings, alterations and improvements on the property, and other.

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 final ARAC and Council approved plans, read together with the MOI, Rules, Guidelines and the National Building Regulations form the basis of the agreement between the Association and the Member. These rules apply equally to The Coves HOA sites and building sites as to all other properties owned by the members.

2. **DEFINITIONS AND ABBREVIATIONS**

Architectural Review and Aesthetic Committee – ARAC	means the committee established by The Coves Governing Body's Board of Directors. The ARAC will consist of representatives of the Members, the Estate Architect, Management and further appointees by the Association
Architectural Rules	means the set of Architectural Rules incorporating the 'Builders Code of Conduct which regulates the architectural style of buildings permitted on a stand in Aero Coves and how improvements may be made on a stand. All sketches and drawings are for illustration purposes only and can be amended anytime.
the Association	means The Coves Governing Body NPC (Reg. Number: 2003/010909/08).
Common Property	the roadways and pavements, as well as all the land and areas upon the Property which do not form part of the individual erven registered in the members' names.
Council	means the Madibeng Local Municipality.
EMP	means the Environmental Management Plan, the Construction Environmental Management Plan, the Operational Management Plan and any other environmental management plans developed for the Property, together.
Estate Architect	means Marais 4 Architects, Contact person – Eben Marais (Tel. 087 942 2647 and e-mail: eben@marais4.co.za).
Estate Rules	means the Rules laid down for the use, enjoyment and management of the Property.
Freehold Coves	means Aero Cove; Bass Cove; Fish Eagle Cove; Heron Cove; Mountain Cove and Woodlands Cove.
Management	means the Estate Manager, Security Manager, Operations / Maintenance Manager and Building Control Officer.
Member	Membership of the Company shall be limited to a person who is in terms of the Deeds Registries Act reflected in the records of the Deeds Office concerned as the registered owner of any residential stand, the members of Olive Tree Body Corporate, Oyster Cove Bodies Corporate and Plover Cove Body Corporate.
Moi	means the Memorandum of Incorporation.
NBR	means the National Building Regulations and Building Standards Act
NHBRC	means National Home Builders Registration Council
the Property	means the entirety of the Coves Estate, comprising The Heron Cove Township proclaimed in Government Gazette No. 6079 on 28 October 2004 and as indicated on General Plan (S.G. No. 9377/2002) (previously known as Portion 178 of the Farm De Rust 478 JQ) and The Coves Township (Kosmos Extension 7) as proclaimed in Government Gazette No. 6097 on 11 January 2005 and as indicated on General Plan (S.G. No. 5219/2004) (previously known as Remainder of portion 177 of the Farm De

Stand

Rust 478 JQ);
means a freehold erf situated upon the Property duly demarcated on a Land Surveyor General diagram.

3. OBJECTIVES

The objective of these rules is to effectively control the design of individual dwelling units to achieve the following:

- 3.1 To have each unit fit in and contribute to the unique character and style of the village that is created within the Property.
- 3.2 To protect the rights of neighbouring owners by maintaining privacy and avoiding the obstruction of intended views and visits of each co-owner; and
- 3.3 To maintain an exceptionally high standard of design and workmanship in the construction phase throughout the Property.

4. WORK REQUIRING PERMISSION

No vacant stand shall be developed and no existing improvement on a portion shall be extended or altered in a manner or style inconsistent with the Architectural Rules detailed herein.

Any member intending to carry out any of the following activities must obtain prior written approval from the ARAC:

- 4.1. new buildings and all structural, aesthetic and external alterations to existing structures.
- 4.2. painting and repair of external facades.
- 4.3. awnings, projecting roofs and trellises.
- 4.4. garages, carports and driveways.
- 4.5. swimming pools, and external paving.
- 4.6. walls, gates or any landscape construction

5. PROCEDURE

5.1. Plan Submissions

- 5.1.1. All designs will be subject to the submission of a Set of Plans to be approved by the ARAC.
- 5.1.2. A scrutiny fee, to be determined by the Association from time to time, will be payable to the Association, with the first submission. Please see Annexure A – “Plans Scrutiny Fees 2019”.
- 5.1.3. Plan submissions and changes are reviewed every two weeks by the ARAC.
- 5.1.4. 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.
- 5.1.5. Plan submissions must indicate the site contours on the site plan and all elevations.
- 5.1.6. These drawings must be professional, suitably detailed and must comply with the NBR. The ARAC may request the South Africa Council for the Architectural Profession registration to be provided on submission of drawings.
- 5.1.7. At least three copies of all full-size (minimum A1) 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.
- 5.1.8. A stamp of approval from the ARAC must be obtained before documentation can be submitted to the Council.
- 5.1.9. Once approval from the Council has been obtained, a set of the approved plans must be submitted to Management and a soft copy of the approved plans must be submitted to Management via email to info@thecoves.co.za.
- 5.1.10. ARAC plan approval for houses, alterations to houses and or specialist work shall be valid for 24 months from the date that they were officially stamped by the HOA. If no construction has commenced within 12 months of the date of approval, plans will need to be re-submitted for approval to the Council as the Council's approval is valid for 12 months only.

5.2. Site Survey

- 5.2.1. All Portions must be surveyed by a Professional Land Surveyor appointed by the Member. Surveys should indicate the following:

- stand boundaries.
 - contours at minimum 500mm intervals.
- 5.2.2. The identification of the Portion pegs may only be done by a Professional Land Surveyor; appointed by the Member. The correct positioning of the dwelling is the responsibility of the Member.
- 5.2.3. A Professional Land Surveyor must peg the building footprint and must also confirm that the foundations have been correctly positioned.
- 5.2.4. The Land Surveyor will also be required to submit an as-built plan confirming the correct position of the construction or sign off the approved site plan confirming the correct position of the building.

5.3. Requirements for Building Commencement

- 5.3.1. Please see the Builder's Code of Conduct for the full requirements.
- 5.3.2. The Member shall give Management at least 2 weeks' notice of their intent to start building and provide the following information before commencement:
- i. A copy of the Architectural Rules and Builder's code of conduct, signed by the Member and Contractor.
 - ii. A copy of the Estate Rules and Penalties, signed by the Member and Contractor.
 - iii. Payment of the building performance deposit.
 - iv. Payment of the sewer and water connection fee.
 - v. A copy of the working drawing as approved by the Council.
 - vi. The Contractor's NHBRC Registration Certificate.
 - vii. The Contractor's NHBRC Certificate of Registration for this building contract.
 - viii. A copy of the Contractor's All Risks and Public Liability Insurance Policy.
 - ix. Confirmation of the Contractor's Health and Safety File.
 - x. Contractor's Letter of Good standing with the WCA.

5.4. Sign-Off and Occupation

- 5.4.1. Each architect submitting plans to the ARAC must (at the end of the build) provide the ARAC with an architectural completion certificate (signed by the appointed architect) as well as the prescribed form approved by the ARAC indicating that the completed project complies with all aspects of the Architectural Rules; and that the project is built as per the approved plans.
- 5.4.2. The appointed architect will be requested to oversee that the building work processes are followed as per The Coves rules and regulations and paperwork must be submitted to the Management office as proof that the work has been completed accordingly.
- 5.4.3. If point 5.4.2 has not been completed by the appointed architect, the estate will appoint its architect to conduct the inspection, and the owner of the property will be billed accordingly.
- 5.4.4. Copies of the relevant compliance certificates (structural and roof, electrical, gas, glazing, plumbing) must be provided at the final inspection for the Company's record-keeping purposes.
- 5.4.5. Provided that all conditions and requirements have been met, a Certificate of Completion will be issued by the ARAC.
- 5.4.6. Unless and until such Certificate of Completion is issued, the Member may not occupy the house or outbuildings, and the Association reserves its rights to take any such measures deemed appropriate against such occupancy; and
- 5.4.7. For the re-sale of existing or completed houses, the Association shall inspect and verify compliance of the house with its approved plans and ensure that no illegal alterations or additions have been made. This verification is to be provided before the Association issues its levy clearance certificate.
- 5.4.8. Every project, regardless of the type of project (addition, alteration, as-built or new) will require a certificate of completion from the Coves HOA and an occupation certificate from Madibeng.

- 5.1. Please see Annexure B – Mountain and Woodland's Coves Checklist.
- 5.2. Please see Annexure C – The Coves Letter re Clearance Certificate explaining the sign-off procedure, including the documents needed for the Association (ARAC) to issue the Clearance Certificate.

6. NON-COMPLIANCE

- 6.1 Members remain responsible for all improvements on their portions and must ensure that their architects and contractors comply with all rules.
- 6.2 No precedent may be used as an example to validate not following the rules or to sway the ARAC to accept a

proposed or “as built” transgression of the rules.

- 6.3 The ARAC views non-compliance with the Architectural Rules and or approved plans in a very serious light.
- 6.4 In cases of non-compliance during or after construction a non-compliance certificate will be issued where deemed necessary. Rectifications must be made at the member’s cost within the provided time frame. Should the necessary work not be affected timeously, monthly penalties as determined by the Company may be levied until such work has been carried out to the satisfaction of the ARAC.
- 6.5 Concession to any of the architectural rules is at the sole discretion of ARAC and the Board of Directors.
- 6.6 Rectifications must be made at the member’s cost within the provided time frame.
- 6.7 Should the necessary work not be affected timeously, monthly penalties as determined by the Association may be levied until such work has been carried out to the satisfaction of the ARAC.
- 6.8 Any omission or error on the part of the ARAC when scrutinizing the plans shall not preclude the Member from complying with the MOI, Rules, Architectural Rules, Council restrictions and NBR.
- 6.9 Building Time – Limit
 - 6.9.1 Construction shall be completed within 12 (twelve) months from the date of commencement. Commencement in this context shall be from the date of site handover.
 - 6.9.2 Construction timelines applicable for Renovations, Additions & Alterations:
 - Internal Renovations/Alterations and small additions of less than 100 sqm Building – 6 Months
 - Additions/Alterations of over 100 sqm 12 Months
 - 6.9.3 Penalties will be applicable if the project is not completed and signed off within the periods indicated above. Please refer to the penalties structure for the penalties applicable.

7. TOWN PLANNING CONTROLS & ARCHITECTURAL STYLE PER COVE

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

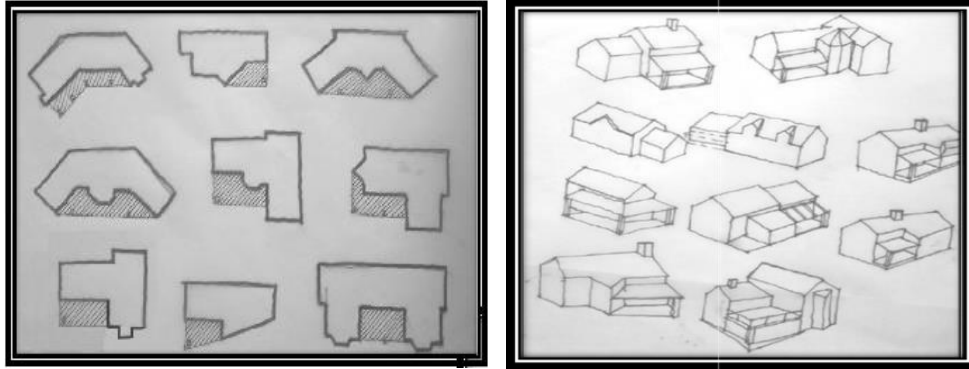
- 7.1. Notwithstanding anything to the contrary contained in this clause 7, any member may apply to the relevant local authority for the relaxation of the Floor Area Ratio (F.A.R) applicable to such member’s property, provided that such application is approved by the Member at a general meeting of the NPC (Approval), in which event, the reference to the F.A.R of a member’s property in this clause 7 will be deemed to be as may be relaxed by the relevant local authority in accordance with the Approval.

7.2. Aero Cove

The overall design concept for Aero Cove intends to recreate a Farm-style village. Hangars with aircraft can be placed at each dwelling. The hangars must have a barnlike character. The 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.

7.3.1. 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 the background. It must be noted that: the views from any stand cannot be protected at the expense of the development rights of any other stand.



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

7.3.2. Density

One residence/dwelling per stand.

7.3.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

- 7.3.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.5. All spaces which are covered, as well as habitable loft space, will be included in FAR calculations
- 7.3.3.2. Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in the FAR calculation and not exceed the permissible ratios.
- 7.3.3.3. A standard-size double garage (42 m²) (minimum 6m × 6m clear space) and or boathouse/storeroom (not exceeding 40 m² linked to the garage) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.3.4. Coverage (Refer to each stand's Zoning Certificate)

Permitted coverage on site is 30%, and the minimum house size is 350m² excluding hangers.

7.3.5. Height Restrictions

7.3.5.1. Maximum Overall Height to Apex of Roof applies to all Stands

7.3.5.2. Height will be measured from Natural Ground Level:

- Single Storey: 6700 mm
- Hanger: 6700mm
- Double Storey: 10 000 mm

7.3.6. Double Storeys

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

7.3.7. Building Lines and pedestrian servitude

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Council for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. relaxation will be 3 meters for covered structures. Relaxation of the street building line will NOT be considered for safety purposes.

- 6m on sides and back
- 10m on the street boundary
- 16m Provincial Road (P31-1)
- 16m from the centre of Erf 253 the Coves (Main Road Reserve)

Pedestrian Servitude:

See the site layouts. The Common area is solely for walk-through and landscaping purposes; no structure may be built on this area. This will always be under the control of the Coves Homeowners Association (HOA).

7.3.8. AIRCRAFT HANGERS

7.3.8.1. Aircraft Hanger Construction

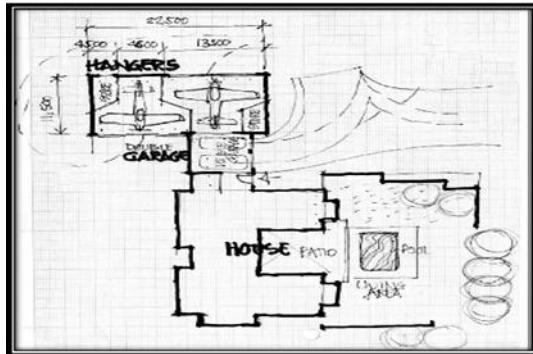
The hangers must be constructed from the same wall and roof material as the house or dwelling unit with emphasis on the style being like a farm-type barn.

7.3.8.2. Aircraft Hanger Configuration

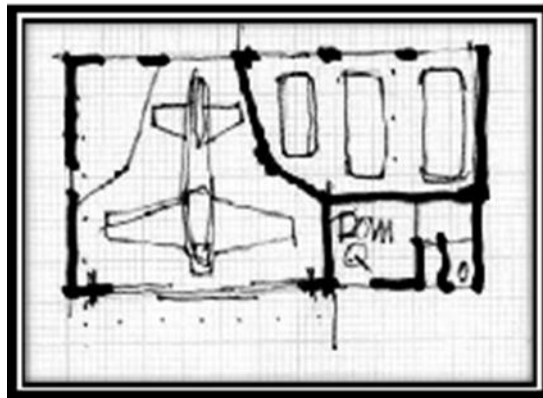
Refer to diagrams.

7.3.8.3. Hanger attached to Garage and House

The hanger may be attached to the outbuildings and the house as shown in the sketch below.



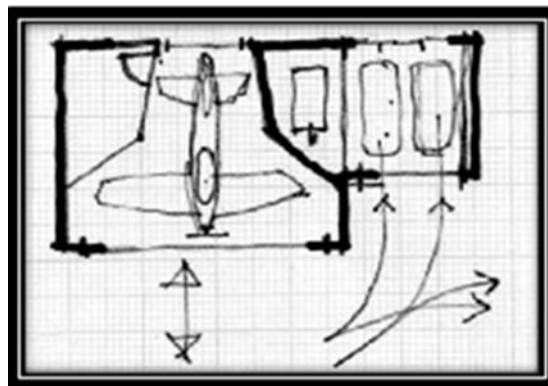
The hanger may be attached to the outbuildings and the group be detached from the house as shown in this sketch below.



These are for illustration purposes and can be amended at any time.

7.3.8.4. Hangar attached to the Garage

Outbuilding only with the domestic quarters attached to the dwelling house



These are for illustration purposes and can be amended at any time.

7.3.8.5. Maximum Size of Hangars is:

7.3.8.5.1. Hangar for 2 Light Aircraft 22.5m x 15m maximum (Internal dimensions)

7.3.8.5.2. Hangar for 1 Light Aircraft 15m x 11,5m maximum (Internal dimensions)

7.3.8.5.3. Hangar for Micro-Light Aircraft 8m x 7m maximum (Internal dimensions)

Hangar design and dimensions are subjected to a deviation with approval from the ARAC.

7.3.8.6. Hangar Ventilation System Rules

7.3.8.6.1. The ventilation system is to be proportionate to the size (500mm or 610mm) of the hangar roof, colour and position to match the same.

7.3.8.6.2. The key consideration for positioning from an aesthetics perspective is that they are not wholly visible to the neighbours or the street and should be positioned to minimize any noise factor to neighbours.

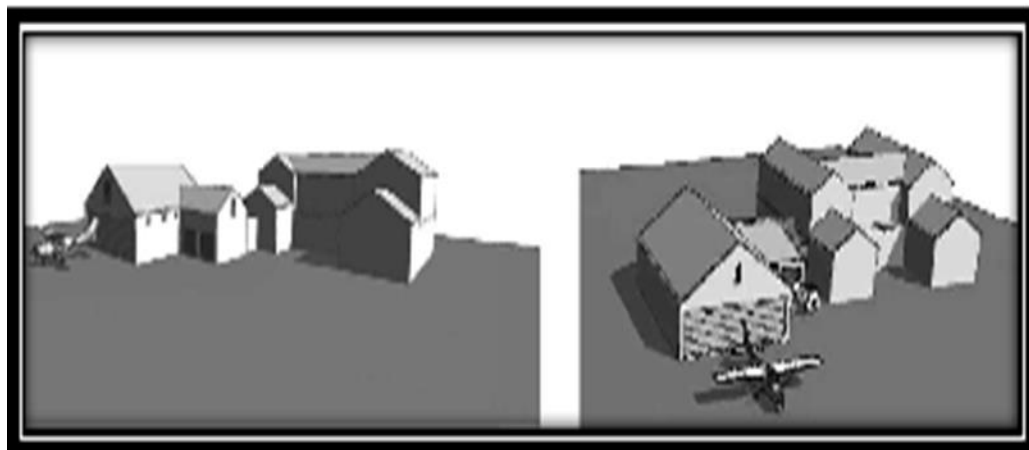
7.3.8.6.3. The unit is to be placed central to the property hidden within the roof structure/lines as much as is practically possible. The top of the ventilator must be positioned below the ridge height.

7.3.8.6.4. A basic sketch of the size and position is subject to ARAC's approval, prior to installation.

7.3.8.6.5. No roof ventilators may be used on a residential building and only applies to hanger structures.

Specifications of Ventilation Systems	500mm Minimum	610mm Maximum
Tested Air removing capacity at * 15km/h windspeed	4495m ³ /h	6807m ³ /h
*25km/hwindspeed m ² floor coverage per unit	5757m ³ /h 120m ²	8515m ³ /h 180m ²
Sealed bearings in Housing	2	2
No. of blades	32	40
Dome height	430mm	530mm
Dome width	660mm	815mm
Total height	870mm	910mm
Approximate mass:		
* Galvanised whirlybird	15.9kg	24.6kg
* Zincalume whirlybird	14.7kg	22.4kg
* Aluminium whirlybird	10.4kg	15.2kg

7.3.8.7. Grouping & Composition



These are for illustration purposes and can be amended at any time.

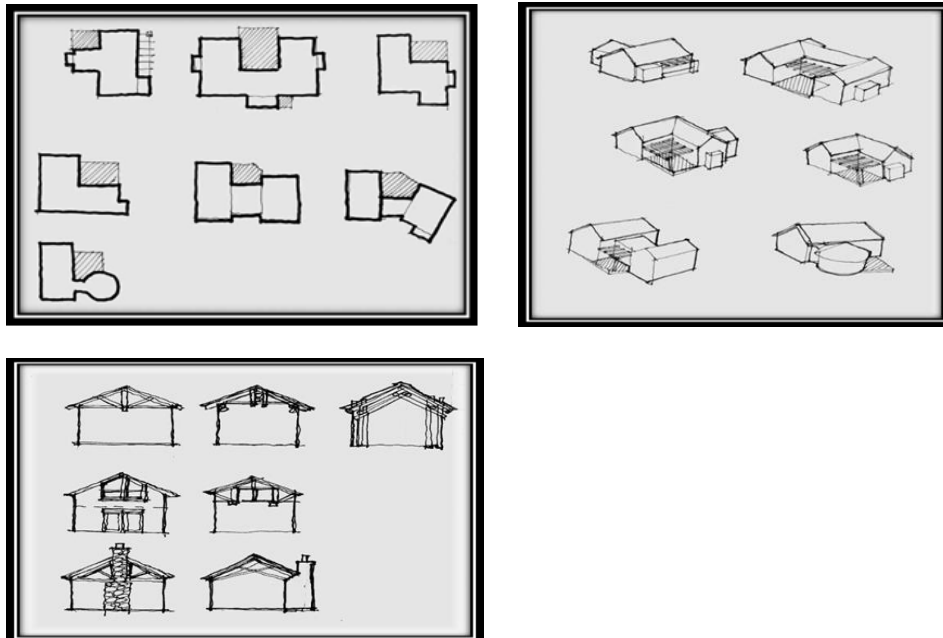
The above diagram indicates the preferred composition of light aircraft hangar and outbuildings linked to a dwelling which will differ from site to site.

7.3. Bass Cove

The overall design concept for Bass Cove intends to recreate a Bush Lodge-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- illustrates the trend of the architectural style, while the sketches define the intended detail.

7.4.1. Plan Forms and Appearance

Plan forms are to be from a basic rectangular form with rondavel forms or add-on elements permitted (30%) and the objective of the forms should be to form a protected veranda area. There will be a stoep or deck or veranda area to each house, which should be oriented towards the view: the fields and dam in the background. It must be noted that: the views from any stand cannot be protected at the expense of the development rights of any other stand.



These are for illustration purposes and can be amended at any time.

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

7.4.2. Density

One residence/dwelling per stand.

7.4.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

7.4.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.4. All spaces which are covered, as well as habitable loft spaces, will be included in FAR calculations

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

7.4.3.3. A standard-size double garage (42 m²) and or boathouse/storeroom (not exceeding 40 m²) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.4.4. Coverage (Refer to each stand's Zoning Certificate)

Permitted coverage on site is 40%, although it is recommended to remain within 30% of the area of the stand for double-storey units. The minimum house size is 125m² excluding outbuildings and patios.

7.4.5. Height Restrictions

7.4.5.1. Maximum Overall Height to Apex of Roof applies to all Stands

7.4.5.2. Height will be measured from Natural Ground Level:

- Single Storey: 6 700 mm
- Double Storey: 10 000 mm

7.4.6. Double Storeys

Double-storey is permitted, but only 40% of the ground floor area may be built on the second floor.

7.4.7. Building Lines

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Council for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. The maximum side space relaxation will be 1 meter for covered structures. Relaxation of the street building line from 4.5m to 3m will only be considered with motivation and Board approval is required.

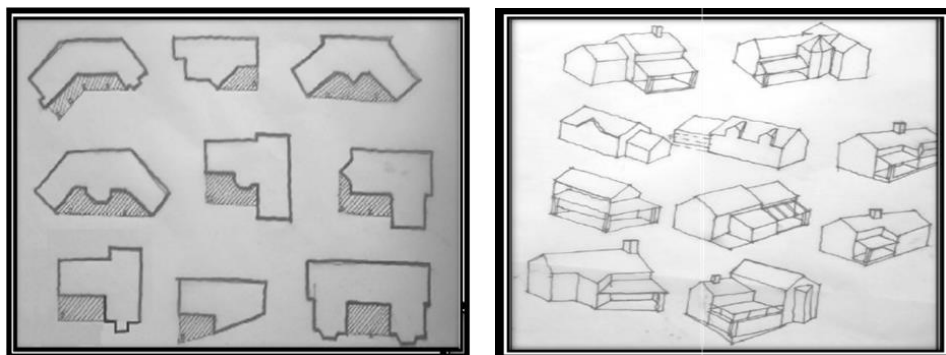
- 2m at back
- 2m on one side and 1m on the other side (the adjoining stand will then have a 1m limit on the same boundary)
- 4.5m Street boundary (measure off cul-de-sac circle portion)

7.5. Bass Cove West (Plovers Way)

The overall design concept for Bass Coves West is as for 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.

7.5.1. 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 the background. It must be noted that: the views from any stand cannot be protected at the expense of the development rights of any other stand.



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

7.5.2. Density

One residence/dwelling per stand.

7.5.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

- 7.5.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.5. All spaces which are covered, as well as habitable loft spaces, will be included in FAR calculations
- 7.5.3.2. Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in FA calculation and not exceed the permissible ratios.
- 7.5.3.3. A standard-size double garage (42 m²) and or boathouse/storeroom (not exceeding 40 m²) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.5.4. Coverage (Refer to each stand's Zoning Certificate)

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 125m² excluding outbuildings and patios.

7.5.5. Height Restrictions

7.5.5.1. Maximum Overall Height to Apex of Roof applies to all Stands

7.5.5.2. Height will be measured from Natural Ground Level:

- Single Storey: 6700 mm
- Double Storey: 10000 mm

7.5.6. Double Storeys

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

7.5.7. Building Lines

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Council for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. The maximum side space relaxation will be 1 meter for covered structures. Relaxation of the street building line from 4.5m to 3m will only be considered with motivation and Board approval is required.

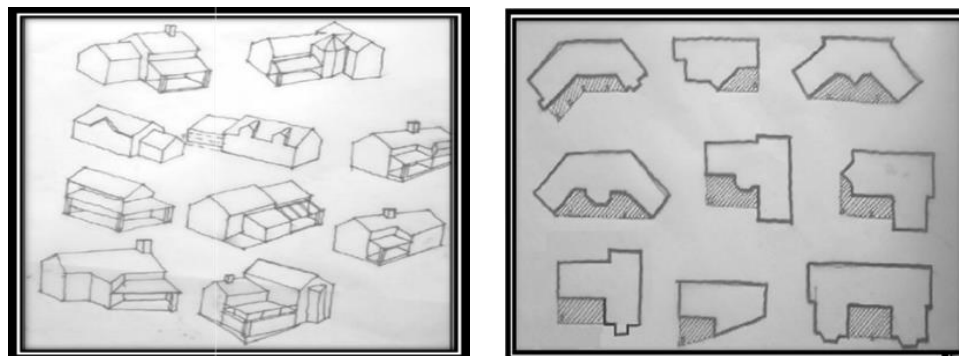
- 2m on sides and back
- 4.5m Street Boundary

7.6. Fish Eagle Cove

The overall design concept for Fish Eagle 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.

7.6.1. 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 the background. It must be noted that: the views from any stand cannot be protected at the expense of the development rights of any other stand.



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

7.6.2. Density

One residence/dwelling per stand.

7.6.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

- 7.6.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.5. All spaces which are covered, as well as habitable loft spaces, will be included in FAR calculations
- 7.6.3.2. Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in the FAR calculation and not exceed the permissible ratios.
- 7.6.3.3. A standard-size double garage (42 m²) and or boathouse/storeroom (not exceeding 40 m²) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.6.4. Coverage (Refer to each stand's Zoning Certificate)

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 125m² excluding outbuildings and patios.

7.6.5. Height Restrictions

- 7.6.5.1. Maximum Overall Height to Apex of Roof applies to all Stands
- 7.6.5.2. Height will be measured from Natural Ground Level:
 - Single Storey: 6700 mm
 - Double Storey: 10 000 mm

7.6.6. Double Storeys

Double Storey is permitted, but only 60% of the ground floor area may be built on the second floor (Stands 175 – 206 only)

7.6.7. Building Lines

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Council for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. The maximum side space relaxation will be 1 meter for covered structures. Relaxation of the street building line from 4.5m to 3m will only be considered with motivation and Board approval is required.

Stands 175 – 206:

- 2m from the back boundary
- 3m from side boundaries
- 4.5m from the street boundary

Stands 213 – 244:

- 3m from the back boundary
- 3m from side boundaries
- 4.5m from the street boundary

Pedestrian Servitude:

See the site layouts. The Common area is solely for walk-through and landscaping purposes; no structure may be built on this area. This will always be under the control of the Coves Homeowners Association (HOA).

7.7. **Heron Cove**

The overall design concept intends to recreate a natural-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 enclosed perspective illustrates the trend of the architectural style, while the sketches define the intended detail.

7.7.1. Plan Forms and Appearance

- 7.7.1.1. Plan forms are to be rectangular or composed of simple rectangular or square forms.
- 7.7.1.2. There must be a decked area for each house.

- 7.7.1.3. Decks/patios are to be constructed of concrete slabs, with tiled finishes or special hardwood: Balau or Burmese/Rhodesian teak
- 7.7.1.4. Other shapes of plan form may also be permitted in specific applications to accentuate features such as entrances etc.

7.7.2. Density

One residence/dwelling per stand.

7.7.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

- 7.7.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.6. All spaces which are covered, as well as habitable loft spaces, will be included in FAR calculations
- 7.7.3.2. Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in the FAR calculation and not exceed the permissible ratios.
- 7.7.3.3. A standard size double garage (42 m²) and or boathouse/storeroom (not exceeding 40 m²) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.7.4. Coverage (Refer to each stand's Zoning Certificate)

Permitted coverage on site is 50% of the area for double storey units. The minimum house size is 300m².

7.7.5. Height Restrictions

- 7.7.5.1. Maximum overall height to the apex of the roof is applicable to all stands.
- 7.7.5.2. Height will be measured from Natural Ground Level or registered flood line level whichever is applicable:
 - Single Storey: 6700 mm
 - Double Storey: 10000 mm

7.7.6. Double Storey's

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

7.7.7. Building Lines

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Local Authority for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. The maximum side space relaxation will be 1 meter for covered structures. Relaxation of the street building line from 4.5m to 3m will only be considered with motivation and Board approval is required.

Stands 1-21

- 2m on sides
- 4.5m Street Boundary
- A set back of 2m for the first floor from the ground floor on the side of the 4,5m building line must also be maintained

Stands 22-33

- 2m on sides
- 4.5m Street Boundary

7.7.8. Flood Line

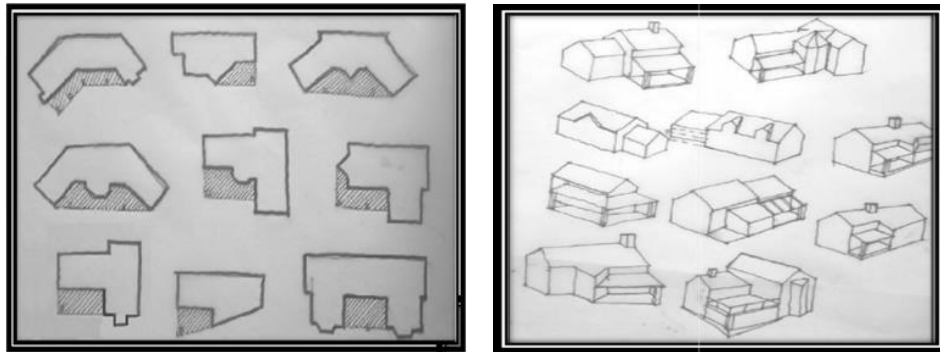
- 7.7.8.1. All houses will be built on pillar structures to raise the level of decks and the ground floor level to above the 1: 100 flood line. Some houses will be approximately 2m above the existing ground level, to be determined by a competent person.
- 7.7.8.2. All structures (uninhabitable) erected below the 1:100 flood line, must be with the written consent of the Department of Water Affairs and Forestry being obtained by the purchaser/owner with the architect. The owner will carry the risk for damage to these structures, or equipment/movable assets therein.
- 7.7.8.3. The water's edge may not be disturbed, and any retaining structure must be submitted for approval to the ARAC and Water Affairs approval.

7.8. **Woodlands Cove & Mountain Cove**

The overall design concept for Woodlands Cove 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.

7.8.1. 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 the background. It must be noted that: the views from any stand cannot be protected at the expense of the development rights of any other stand.



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

7.8.2. Density

One residence/dwelling per stand.

7.8.3. Floor Area Ratio (Refer to each stand's Zoning Certificate)

- 7.8.3.1. Maximum area ratio (bulk) that may be erected on a stand not to exceed a factor of 0.5. All spaces which are covered, as well as habitable loft spaces, will be included in FAR calculations.
- 7.8.3.2. Mezzanine floors fitted retrospectively in double volume spaces above or equal to 3230mm need to be included in the FAR calculation and not exceed the permissible ratios.
- 7.8.3.3. A standard size double garage (42 m²) and or boathouse/storeroom (not exceeding 40 m²) will be excluded for the purpose of calculating Floor Area Ratio (FAR) in terms of the ARAC approval.

7.8.4. Coverage (Refer to each stand's Zoning Certificate)

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 125m² excluding outbuildings and patios.

7.8.5. Height Restrictions

- 7.8.5.1. Maximum Overall Height to Apex of Roof applies to all stands.
- 7.8.5.2. Height will be measured from Natural Ground Level:
 - Single Storey: 6.700 mm
 - Double Storey: 10.000 mm

7.8.6. Double Storeys

7.8.6.1. Woodlands Cove: Stands 2 – 26

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

7.8.6.2. Woodlands Cove: Stands 98 - 106

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)

7.8.6.3. Mountain Cove

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

7.8.7. Building Lines

With any proposed building line relaxations, special consent is to be obtained from the ARAC, as well as from the Council for any relaxation. Applications for relaxation of side building lines will only be supported by the ARAC, with the consent of the next-door neighbour/owner of the affected stand. The maximum side space relaxation will be 1 meter for covered structures on the back properties and 2 meters for front stands. Relaxation of the street building line from 4.5m to 3m will only be considered with motivation and Board approval is required.

7.8.7.1. Woodlands Cove: Stands 2 – 26

- 3m on sides and back
- 4.5m Street Boundary

7.8.7.2. Woodlands Cove: Stands 98 – 106

- 2.5m at back
- 2m on sides
- 4.5m Street boundary

7.8.7.3. Mountain Cove

- 2m on sides and back
- 4.5m Street Boundary

7.9. Hangars And Boat Storage Units

- 7.9.1 These units are governed by the Sectional Title Act (STA) and Body Corporate and HOA approval is required for any changes internal or external. Aesthetics are governed by the STA and the current aesthetics of various Sectional Schemes.
- 7.9.2. Each Sectional Title unit is allocated a site within which they must remain. Should you encroach over your stand boundary with any structure including decking, paving, pergolas or services this must be approved by the Body Corporate and the HOA.
- 7.9.3. The use of this space is governed by the STA and may not be changed. Internal changes must be submitted to the Body Corporate and HOA for approval.

8. GENERAL RULES & AESTHETIC FEATURES

8.1. Levels

- 8.1.1. No excavation or filling that may alter the natural ground levels may be undertaken without the written approval of the ARAC.
- 8.1.2. To address the height of overall structures the following requirements apply to the current overall height requirements and wall plate restrictions:
- i. The overall height restrictions will remain the same.
 - ii. The height of the finished floor level at ground level may not exceed 900mm above natural ground level.
 - iii. If any overlooking is caused by the raised floor levels the owner must obtain approval from the neighbours prior to submission to the ARAC.
 - iv. The ARAC may take any action necessary to rectify the transgression if the neighbour is negatively affected by the change in level. This may include using the building deposit to endeavour to rectify the privacy of the neighbour.

8.2. Loft guidelines

- 8.2.1. Loft wall plate height may not exceed 4 500mm with a single storey, and 6 460mm height with a double storey.
- 8.2.2. Loft to be in roof space. The maximum dimension for a loft cannot exceed 1,6m (at the edge against the wall).
- 8.2.3. Loft to not appear as a double-storey element, but to be concealed within a single-storey roof void.
- 8.2.4. Overall height of the building to be within the guideline.

- 8.2.5. No more than 20% of the ground floor
- 8.2.6. To be included in the F.A.R calculation
- 8.2.7. No balconies may be constructed from a loft space unless they are recessed or if the same patio is shared by another space.

8.3. Structure Material

8.3.1. Walls, Finishes and Cladding:

The house must be constructed out of brick and mortar. External walls are to be constructed of one of the following or a combination of these:

- 8.3.1.1. Natural stone material naturally available on site, or other approved natural stone can be used as cladding material. Gabion walls will not be allowed.
- 8.3.1.2. Artificial rock or cladding products will not be allowed.
- 8.3.1.3. plaster, or plaster and painted walls in a certain colour range, blending with natural stone and the environment, to the approval of the ARAC. (Earth colours).
- 8.3.1.4. Face brick or Semi-face brick can be used as feature panels and in certain colours only. The type and colour of brick should be pre-approved by the ARAC. Face/Semi-face bricks must be used in combination with plastered walls and/ or stonework and must be less than 30% of all the wall finishes calculated per elevation.
- 8.3.1.5. Exposed form finished concrete may be used as feature elements only and may not be used on multiple features on a façade.
- 8.3.1.6. Where metal sheeting is used as a roofing material, the same sheeting may be used as vertical wall cladding. The sheeting must match the roof sheeting in profile (corrugated) and colour. This sheeting must be used with discretion on a block structure or feature wall basis and cannot exceed 25% of the wall finishes calculated per elevation.
- 8.3.1.7. Other cladding options such as shiplap timber boards or any other cladding may be allowed but must be pre-approved by the ARAC.
- 8.3.1.8. All material used for cladding a masonry wall must be done as a feature element and may not exceed 25% of the wall area of any elevation. Approval of any cladding material will be to the sole discretion of the ARAC.
- 8.3.1.9. Maintenance on all cladding products must be kept at a high level throughout.
- 8.3.1.10. Paint swatches must be pre-approved by the ARAC, prior to painting.
- 8.3.1.11. Structural steel and beams can be used as a design element on homes and can, in combination with glass, create a modern aesthetic for the farm-style character. The steel structure must be integrated into the design. Steel must be painted in black or grey.

8.4. Windows, Doors and Handrails

8.4.1. The following non-reflective glazing will be permitted:

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

Mirrored or reflective tinting will not be permitted.

Any decals or similar printed vinyl may not be used unless approved prior to application by the ARAC,

8.4.2. Window Frames:

- 8.4.2.1. Timber may be painted white or in shades of grey or be stained and sealed to natural wood colour.
- 8.4.2.2. Aluminium frames must be powder coated in bronze, brown, white, or charcoal.

8.4.3. Large openings and glazed walls can contribute to a modern aesthetic and will be encouraged towards views and the north. The orientation of the building should be carefully considered if large, glazed openings are implemented. These openings should be sufficiently covered with roof eaves, pergolas, and sun screening devices.

8.4.4. The use of horizontal slot windows can further enhance the modern aesthetic in the estate and may be used to limit overlooking neighbours, create privacy and as a feature framing element. Horizontal windows must complement the design of the building and may not be used as a predominant window proportion.

8.4.5. The windows and doors must match in colour.

8.4.6. 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.

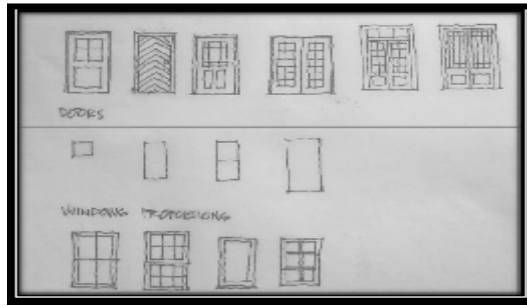
8.4.7. Doors shall be of traditional proportions for single or double doors, and must be varnished, stained and sealed or oiled timber or match the window colour.

8.4.8. Doors may also be fitted with shutters if required.

8.4.9. Handrails are to be constructed of timber hardwood, with timber or painted steel posts.

8.4.10. All handrails will be varnished and fixed in such a way that no unsightly rust marks are left on surrounding surfaces.

8.4.11. No glass or Stainless-steel handrails will be permitted as this deviates from the farm-style theme.



8.5. Garages and Carports

- 8.5.1. The roof of the garage or carport must fit in with the roof of the house. Please see 8.9.6.2. for more detail on carports and pergolas.
- 8.5.2. No awnings or shade netting is allowed for carports, the ARAC must approve all carports and garages.
- 8.5.3. Doors for garages may either be 2 x single 2440mm in width with a centre column between doors or up to a maximum of 5,500mm if a single double door.
- 8.5.4. Doors must be horizontally slatted timber doors (stained and/or sealed to a natural wood colour).
- 8.5.5. No square or rectangular panelled doors will be permitted.
- 8.5.6. Only 2 doors are allowed side by side on any elevation if they are in the same plane at the ARAC's discretion.
- 8.5.7. No roller shutter doors are permitted.
- 8.5.8. Timber farm-style doors are allowed
- 8.5.9. Chromadek steel/aluminium doors are allowed as long as they are wood colour or a colour to match the window frames, either with a wood grain, textured or matt finish.
- 8.5.10. No gloss or flat doors will be permitted.
- 8.5.11. No glass or glazed sections will be permitted in any garage doors
- 8.5.12. All freehold stands are to have a minimum of 2 garages.

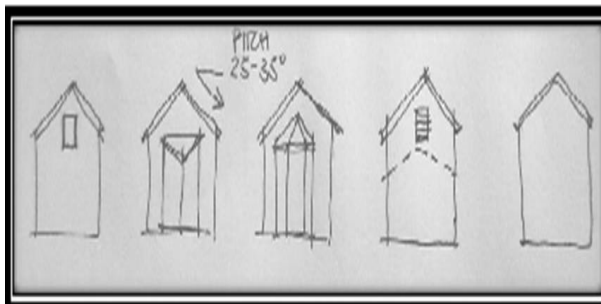
8.6. Roofs:

Roofs are to comply with one of the following:

- i. S-rib corrugated pre-painted roofs to approved colours.
- ii. No IBR profile or standing-seam type roof sheeting will be allowed.
- iii. Colours to be as per the estate colour guidelines.
- iv. The colour of the roof Sheeting is to be from the following range:
 - Chromadek Range of green or grey colours

8.6.1. Concrete roof tiles:

- i. 'Marley' profiles or similar; Double Roman, Ludlow, Mendip or Modern.
- ii. Colours to be as per the estate colour guidelines.
- iii. The following colour range is acceptable for Concrete roof tiles:
 - Slate or Granite grey



- 8.6.2. Concrete flat roofs should not exceed 25% of the total roof area. All flat concrete roofs are to be covered with gravel or pebbles. You are encouraged to fit all solar, PV or air-conditioning in these areas, but these services must be screened from view.
- 8.6.3. All properties are encouraged to install gutters to harvest rainwater.
- 8.6.4. Gutters to be profiled powder-coated steel or powder-coated aluminium to match roof colour or fascia colour.
- 8.6.5. Pitched roofs must be dual pitched to an angle of 15-35 degrees. Lean-to elements may be used to complement the roof design but may not be predominantly low-pitched roofs. Roofs may not have multiple roof angles unless it is a lean-to element.
- 8.6.6. House to be designed to form a farm-style character with gables and barn-type proportions. The gables should always have an element in the centre of the gable, such as a window, louvres or recess
- 8.6.7. Should roof overhangs be concealed, ceilings to be constructed of timber T&G or timber slatted, can be treated, SA Pine. This element can be expressed with a timber whitewash.
- 8.6.8. Roof reflectors or any form of bird/rodent repellent will not be allowed in the estate. Eco-friendly options to be explored.
- 8.6.9. Glass Features within the Roof and Skylights
 - 8.6.9.1. Glass can be used in a creative way that still supports farm-style aesthetics but is used in a modern way. Such as Glass roofing over a Solarium or a kitchen nook.
 - 8.6.9.2. Skylights in the centre of the roof may be used but must form an integral part of the roof. Add-on elements must be avoided.

8.7. 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. The gables must have an element in the centre of the gable, such as a window, louvres or bay window.

8.8. Chimneys

Chimneys are to be constructed of natural stone, semi-face brick or coloured plastered brickwork, with copings as per detail. Jet master-type chimneys with rotating or fixed cowls are also permitted. Stainless steel flues will be allowed if it is integrated into the design. No roof ventilators or smoke extractors may be used on a residential building. It may only be used on hanger structures as hanger ventilation.

8.9. Structures other than houses and outbuildings

- 8.9.1. Temporary or permanent structures including but not limited to huts, tents, shade canopies, prefabricated timber or steel structures or storerooms will not be permitted.
- 8.9.2. Greenhouses will be permitted on the basis that it is done in accordance with the design of the house and that it will only be regarded as a temporary structure. Approval is subject to annual renewal based on the maintenance and upkeep of the structure. Each submission will be evaluated on merit and a sketch proposal must be submitted for scrutiny prior to submission of final plans. The structure must not be visible from the street face of the stand. A max size of 4m x 7m will be considered. Only multiwall flat sheet polycarbonate sheeting will be allowed (no tent or net structures will be allowed). The HOA has the right to remove any non-compliant structure.
- 8.9.3. No IBR or corrugated polycarbonate or similar awnings, screens or coverings of any sort will be permitted. The estate has approved a canopy structure that may be used over doors to create the cover. Contact the HOA offices for details. Roof covering to match that of the existing house on site. I.e. tiles or metal roof sheeting to match the main residence. No change in roof materials will be allowed on "add-on" structures.
- 8.9.4. Canvas roll-down awning systems may be used on veranda/patio areas to provide screening and protection from weather elements. Roll-down awnings will be permitted in the following colours:
 - Natural Canvas
 - Canvas colour to match the walls of the house
 The following awning or shading systems **are not** permitted:
 - Overhead awnings
 - Rectangle Fold Arm Awning
 - Drop Arm Awning
 - Perspex awnings
 - Coolaroo systems or tented awning systems
 - Louvered awnings will not be permitted
 - Any IBR profiled sheeting of any kind (even if hidden from sight).

- 8.9.5. Any structure with a foundation or dug into the ground to form a base will be defined as a permanent structure. These structures must be indicated on your building plan and must be built within the building lines.
- 8.9.6. Verandas, pergolas, gazebos, balconies, cantilevered structures, external staircases, decking or structures higher than 300mm are in general considered to be part of the building structures and must be within the building lines.
- 8.9.7. The Plan to be submitted to the ARAC for approval must include:
- Position on-site plan showing the position in relation to building and boundaries.
 - Building lines and servitudes must be noted.
 - A plan view showing types of materials and sizes.
 - A roof plan showing sizes and beam configuration layouts.
 - Relevant elevations and one section.
- 8.9.6.1. Verandas and Patios
- a. Roof to match existing
 - b. Structure to match the aesthetics of the house
 - c. Brick, steel or square-cut timber columns permitted
- 8.9.6.2. Pergola's
- a. A Pergola is defined as an unroofed structure and except for beams, it must be open to the sky.
 - b. Pergola and carport structures must be manufactured from planed and treated wood or steel structures. No gum pole structures will be accepted. If steel is used for the columns, I-beams do not have to be clad. If steel posts are used, they must be clad on either side with timber of fibre board 200mm wide to give this post a visible presence.
 - c. The roof or top structure must be constructed with planed and treated battens of min 38mm x 38mm or 50mm x 38mm size. These battens must form a uniform grid with a maximum width of 200mm between battens. The timber can be stained and painted in a natural wood finish.
 - d. A 6mm or 8mm flat Polycarbonate sheet can be fitted on top of this batten structure. This will make the structure waterproof. Should this area be covered, it will form part of the coverage and FAR and this area must be shown on the area schedule.
 - e. Water dispersal from this roof may not go over the boundary of the site. The edge of the sheet may not be visible and may not overhang by more than 100mm.
- 8.9.6.3. Brise Soleil Structures
- These structures will be considered upon submission to ARAC.
- 8.9.6.4. Gazebo's
- a. A gazebo is defined as a garden structure or pavilion with a roof. It must be free-standing and open-sided.
 - b. The roof and structure to match the existing roof and aesthetic finish of the house.
 - c. Columns to be constructed from brick and plaster to match house or steel - to be clad with timber.
- 8.9.6.5. Decks
- a. Decks higher than 500mm above natural ground level will only be considered if not intrusive to neighbours.
 - b. Decks are to be constructed with natural wood or composite alternatives.
 - c. Deck plans must be approved by the ARAC.

8.10. Concrete Blocks and Paving

- 8.10.1. Site paving from the edge of the road to the boundary line must be a paving brick.
- 8.10.2. In-situ concrete slabs with geometric cut-out patterns will be permitted. This may only be used as hard landscaping on the stand and not over any servitude area. Each in-situ concrete slab can be a maximum of 3m² with gaps in between of a minimum of 75mm in size. These blocks must look monolithic and in a uniform colour throughout. The gaps may be filled with pebbles of grass. ALL hard landscaping including paving may not exceed 20% of the unbuilt area of a stand.
- No imprinting, tinting, or painting of the concrete slabs and painting of pavers will be allowed.
- 8.10.3. Site paving from the road to the front of the house to be natural clay brick or cement base pavers which will be approved by ARAC.
- 8.10.4. No interlocking paving or concrete grass blocks will be allowed for driveways.
- 8.10.5. A strip of paving 1.2 meters wide shall be constructed around the perimeter of the building, to collect and discharge stormwater from the roof's overhang.

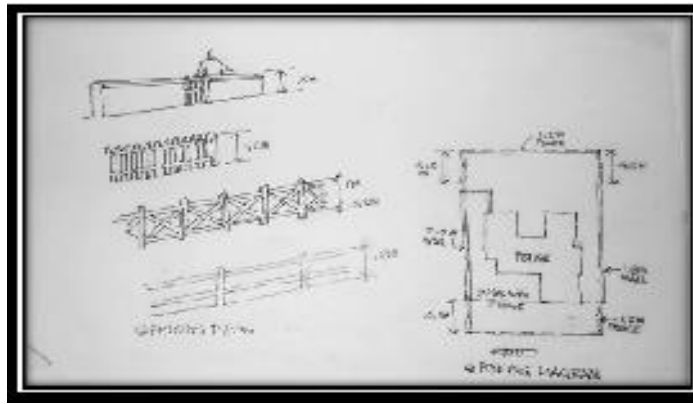
- 8.10.6. All new houses should fit gutters for water harvesting purposes. It is encouraged that gutters be fitted to do water harvesting, if this is done the ARAC may consider reducing the paving strip.
- 8.10.7. A maximum width of 10 meters of uninterrupted paving is permissible at the street entrance. Planters are to be positioned to create a break in the paving surface.
- 8.10.8. Care should be taken in the design to ensure that sufficient visitor parking exists behind garages, to avoid parking of vehicles inside the road reserve. Every stand must supply a minimum of 2 on-site visitor bays.
- 8.10.9. Hard landscaping on any stand may not exceed 20% of the unbuilt area. This excludes timber decking.

8.11. 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.

8.12. Fencing and Boundary Walls

- 8.12.1. Properties may be fenced in, but limited fences are allowed: See diagram. All these should be treated as natural timber or coloured plastered walls or semi-face brick as feature panels in walls.
- 8.12.2. Boundary walls to be finished on both sides to the satisfaction of the ARAC.
- 8.12.3. No fence or wall may extend over any property boundary.
- 8.12.4. The following finishes are permitted in fences or boundary walls.
 - i. Traditional timber post and rail fence with welded square mesh between rails.
 - ii. Steel fence resembling a traditional timber post and rail fence in design and configuration.
 - iii. Plastered and painted walls.
 - iv. Face brick or semi-face brick to an allowable percentage per wall. Refer to 8.3.1.8.
- 8.12.5. Cladding on masonry walls to match the aesthetic of the house and outbuildings.
- 8.12.6. All boundary walls and fences are subject to approval by the ARAC. The following finishes are not permitted on any boundaries:
 - i. Prefabricated concrete walling
 - ii. Steel palisade fencing
 - iii. Electric fencing, razor wire or security spikes
 - iv. Sculptures on top of walls
 - v. Paint "effects" to plastered walls
 - vi. Diamond mesh fencing
 - vii. Artificial hedging, plants or grass features
 - viii. Gabion-type structures (mesh with stone infill) may only be used as soil retaining structures and may not form part of any wall.
- 8.12.7. The height of a boundary wall is restricted to 1.2m on the ends of the stand with a 4.5m turning around the corners.
- 8.12.8. Walls of 1.8m in height are allowed as per the diagram between houses and in line with the house structure.
- 8.12.9. It is to be noted that the approval of the boundary enclosure is to be approved at the sole discretion of the ARAC.
- 8.12.10. 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 Mesh will be allowed.
- 8.12.11. All retaining structures and walls around all buildings or parking areas, service yards etc. are to be constructed of any of the following materials:
 - i. Plastered and painted brickwork,
 - ii. Natural stone or boulders,
 - iii. Concrete retaining blocks,
 - iv. Gabion wall cages (retaining only),
 - v. Natural vegetation
- 8.12.12. Where any swimming pool or a water feature is provided on a property, the property must then be screened in an approved manner in accordance with SANS 10400-2011 (Public Safety).



8.13. Unit Identification

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

8.14. Soil and Waste Pipes

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

8.15. Utilities

8.15.1. Aerials and dishes

- i. Aerials are to be contained within the roof space.
- ii. Dishes to be erected in an inconspicuous spot away from the roads.

8.15.2. Solar Panels

- i. Solar panels are to be flush with the roof and preferably mounted to be as inconspicuous as possible.
- ii. No heat pump condenser units visible from any street will be permitted unless screened (subject to ARAC approval).

8.15.3. Water filtration systems

- i. All water filtration systems (typically the blue filter bottles) must be screened from the public view and the screening system must be robust and low maintenance. These devices must not be visible from the street and screening must match the aesthetics of the residence.

8.15.4. Rainwater tanks / JoJo tanks

- i. A 5000L minimum water harvesting tank must be supplied on each stand to be environmentally sensitive and avoid dispersing stormwater into neighbouring properties. This will be enforced on all submissions for new, additions and alterations.
- ii. The tanks may be integrated into the design of the house and may even take the form of a pond, a reservoir or underground.
- iii. The second option is to harvest water by using JoJo water tanks. Alternative colours are Bushveld Green, Stormy Sky and Winter Grass, alternatively Khaki brown and Sandstone (See below JoJo tanks colour spectrum).
- iv. To mitigate visual impact all other tanks, need to be screened or clad in an approved position and finished to the satisfaction of the ARAC.
- v. The position of the tanks must take into consideration the aesthetics and the practicality of the guttering and downpipes.
- vi. All tanks must be screened from neighbours unless used as an aesthetic feature. Only corrugated water tanks will be considered an aesthetic feature.



8.15.4. Air-Conditioning

- i. Air-cons should be positioned centrally to the property hidden within the roof structure/lines as much as is practically possible.
- ii. The top of air conditioning units should be positioned no higher than 1,2m from ground level. If the air conditioning unit is visible from the road or cannot be positioned at 1,2m from ground level, the unit must be screened.
- iii. All pipes and cabling must be trunked and painted to match the external walls of the house.
- iv. A proposal sketch must be submitted to ARAC with the details of the position of the air-conditioning unit and the type of screen in the event where screening is required.
- v. No roof ventilators may be used on a residential building. It may only be used on hanger structures.

8.15.5. Cool breeze – air coolant units

- i. It is encouraged that Members opt for an evaporative cooling system with a far lower carbon footprint than a conventional air conditioner.
- ii. 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. Alternatively, it must be screened architecturally.
- iii. To mitigate the visual impact the position of the compressor must take into consideration the aesthetics.
- iv. The key consideration is that they are not wholly visible to the neighbours or the street and should be positioned to minimize any noise factor to neighbours.
- v. Applications are to be submitted to the ARAC and each application will be viewed on a case-by-case basis in line with the rules.
- vi. Members are encouraged to position the units central to the property and hidden within the roof structure/lines as much as is practically possible.

8.15.6. Generators

- i. Generators may be run between 6:00 and 22:00.
- ii. The 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 to minimize the noise levels to neighbours.
- iii. If complaints are received the owner is responsible for coming up with a workable solution.

8.16. Exterior Lighting

- 8.16.1. Lighting must illuminate the ground and must not cast light outside the property boundaries.
- 8.16.2. Cosmetic lighting should be positioned under 2.1m and in such a manner that illuminates the wall and ground below it and is not intrusive to neighbours.
- 8.16.3. An external lighting plan showing the location and fitting type of external lighting must be pre-approved.
- 8.16.4. Flood lighting and spotlights will only be permitted at Hartbeespoort Dam waterfront properties (stands 1-21 Heron Cove) facing the dam.

8.17. Landscaping / Pedestrian Servitude

- 8.17.1. Only indigenous plant species will be permitted.
- 8.17.2. Trees are to be carefully selected and positioned to minimize the obstruction of views of neighbouring owners.
- 8.17.3. The maximum height of trees within the building line areas and setbacks is restricted to 2 meters.
- 8.17.4. The service of a reputable Landscaping Consultant is encouraged.
- 8.17.5. Management must be consulted prior to any planting to ensure no trees are planted within any services.
- 8.17.6. Each Member shall be responsible for the landscaping and maintenance of the sidewalk adjacent to his stand.
- 8.17.7. If the Member neglects maintenance of his sidewalk, the Association will execute the required work and charge the Member for such work.

8.18. Green Belt Servitude / Common Area

- 8.18.1. The Common area green belt is solely for landscaping purposes, no structure may be built on this area.
- 8.18.2. All use of common ground must be approved in writing by the Association and by the immediate neighbours in writing.
- 8.18.3. Plants must be indigenous and water-wise. No sprinkler systems are permitted in these areas.
- 8.18.4. No permanent structures are permitted within the common area.
- 8.18.5. The greenbelt servitude may not be fenced off from the rest of the common property or gated by the member unless approved by the HOA ARAC Committee.
- 8.18.6. In the specific case that both Heron Cove waterfront properties and the larger stand behind are owned by the same member, or the 3 stands have been consolidated into one stand, then the member may enclose the 10-metre greenbelt servitude with a fence on both roadsides. Both these fences must include a gate so that the HOA can be able to access the greenbelt area as and when required in terms of operational requirements.
- 8.18.7. Members are to ensure that plantings do not interfere with the Association's service areas or farming operations.
- 8.18.8. Maintenance of these areas is the Member's responsibility, and they must be kept to a standard conducive to the rest of the Property.
- 8.18.9. Ownership of these areas does not at any stage devolve to a member and the common property / green belt servitudes will always remain part of the Association.
- 8.18.10. No use by one Member will convey the right for another Member to have the same use as each case must be considered about the aesthetics of the Property.
- 8.18.11. Requests to use green belt servitudes / common property need to be submitted to the ARAC.

8.19. Stormwater Water, Water and Sewerage Network

- 8.19.1. Storm water is collected on internal roads and is dispersed to a suitable drainage course downstream of the Property.
- 8.19.2. All stormwater and swimming pool back-wash water have to be discharged as per the Property's bulk stormwater plan.
- 8.19.3. No stormwater, swimming pool back-wash water or any rainwater may be discharged into the sewer systems.
- 8.19.4. The water reticulation network is provided with individual stand connections (water meters).
- 8.19.5. Fire Hydrants are provided on the Property for fire protection.
- 8.19.6. All stands will be connected to a piped sewerage reticulation, which will be connected to a common sewerage works.
- 8.19.7. All sewer connections are to be done at the connection point provided, with the Associations' approval.

8.20. General Garden Features

- 8.20.1. All external fitting and features i.e., garden features, ornaments, statues or alike and any other free-standing man-made elements should not be visible from the road.
- 8.20.2. Should water features and fountains be visible from the road, permission will need to be obtained from ARAC.
- 8.20.3. Jungle gyms, swings, trampolines and other play apparatus must be positioned within the building lines of the property. Consideration should be taken when positioning these types of apparatus and the visual impact they may have on the road, pivot, dam and or common property. A sketch is to be submitted (accompanied by a site plan) with illustrations of the apparatus. Details of the position and description of the proposed apparatus must be included in the sketch.

- 8.20.4. Permanent fixed structures must be approved by ARAC such as pergolas, patios, elevated pools, jacuzzi etc. No overlooking of the neighbouring properties will be allowed and this may need to be screened off with a hedge or wall.

8.21. Alternative building materials

Alternative building materials may be considered by the ARAC in keeping with changes in building technology, where these materials do not affect the overall intended look and feel of the Property. Such approval will be solely granted at the discretion of the ARAC.

SECTIONAL TITLE UNITS

Sectional Title holders, please refer to the Sectional Titles rules of 2024 as approved by the Body Corporates and HOA.

9. BUILDERS AND CONTRACTOR'S RULES

Please see Annexure D – Builder's Code of Conduct.

- 9.1. All contractors are to abide by the Builder's Code of Conduct, Architectural Rules, EMP and Estate Rules as amended from time to time. It is the Member'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 Member's levy account. This applies to maintenance and additions as well as new builds. Application documents are to be obtained from the Estate office.
- 9.2. All contractors must ensure that all work is done as per the approved plans and NBR.
- 9.3. All Contractors must take full responsibility for their building site's Health and Safety, as prescribed by the Occupational Health and Safety Act.
- 9.4. Spot penalties may be imposed by Management or Security for non-compliance with the Builder's Code of Conduct and Estate Rules.
- 9.5. 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 Member who has appointed the contractor, if necessary, the security director or another director will be requested to attend.
- 9.6. The Association reserves the right of access.
- 9.7. All Builders / Contractors / Suppliers entering the Property are subject to The Coves' Access Control conditions and procedures.
- 9.8. Contractors are permitted access Monday to Friday; 7:00 - 18:00, via the Contractor's Gate.
- 9.9. In the event of an emergency where work is required outside these hours, an application is to be made to the Estate Manager.
- 9.10. 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.
- 9.11. 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.
- 9.12. Every building site is required to have a chemical toilet, the toilet is to be provided prior to the building site being opened by the Association for work to commence. The toilet is to be serviced regularly and kept in a good state of repair and adequately screened.
- 9.13. Builders' taps are not to be left running when water is not being used. Any water leaks are to be reported to Management.
- 9.14. 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.
- 9.15. Contractors are to make use of the designated roads when moving throughout the Property.
- 9.16. Only Security-authorized vehicles will be allowed onto the Property. All delivery trucks, earth-moving equipment TLB's, and tractors are not permitted entry through the Main gate and must use the contractor's Gate. Contractor vehicles and delivery trucks are to use the contractor roads provided. On the first occasion, 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 axel trucks will not be permitted on tar surface roads, an 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 axel. Except for roof truss deliveries, no articulated vehicles are permitted on the Property, unless by special prior authorization by Management.

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

We hereby declare that we will adhere to the above rules:

We as Members/Contractors will ensure that building operations are organised to neutralise the unsightly dumping of material on the sidewalk. All material should be screened as mentioned in this document.

SIGNED: At _____ on the _____ of _____ 20_____

MEMBER _____

STAND NUMBER _____

CONTRACTOR _____