



## ARCHITECTURAL GUIDELINES – THE RIDGE AT HAZELDEAN

These guidelines set out for prospective homeowners are the design criteria they would have to comply with if they wish to build at The Ridge at Hazeldean. The guidelines have been developed to protect and maintain the unique environmental and physical attributes of the property.

The architectural idiom envisaged for The Ridge is characterised by simplicity, geometric and non-symmetrical order, harmony and visual continuity set against a simple landscape background of lawns and trees.

### 1. PROCEDURE FOR THE APPROVAL OF BUILDING PLANS.

- 1.1 Sketch plans together with the site plans and the signed and marked checklist must be submitted to the Architectural Review Committee (ARC), appointed by the Homeowner's Association (HOA), for consideration and approval of the conceptual design principles.
- 1.2 Working drawings in compliance with the approved sketch plans are to be submitted to the ARC, for approval prior to being submitted to the local authority, together with the following, paid by the seller to the HOA:

a)	Refundable building deposit (refundable to the seller)	R 5,000.00
b)	Plan scrutiny fee:	R 1,800.00
c)	Builder's board	R 1,000.00

No working drawings will be scrutinised if any monies are outstanding. Furthermore no construction will be allowed to commence before this approval has been granted in writing.

The refundable building deposit will be held in trust (free of interest) by the HOA. The deposit will be used to make good any damage caused by the contractor or his service providers, to remove rubble and to pay outstanding spot fines, if required.

Only upon receipt of the following documentation, will the refundable building deposit (or remaining portion thereof) be repaid:

- a) Local Authority's Certificate of Occupancy
- b) Practical Completion Certificate from the HOA
- c) Completion Certificate from the ARC

Refunds shall only be paid 10 (ten) working days after all the above documents have been correctly completed and submitted to the HOA.



A builder's board will be supplied and erected by the HOA. The onus is on the owner to ensure that information supplied for the builder's board is correct.

- 1.3 One copy of the original sketch submission, together with one copy of the final submission, must be submitted to the Homeowners Association which will be kept for record purposes. Drawings submitted to the local authority for approval must carry the stamp of the HOA. A copy of the plans approved by the local authority, which must carry the stamp of the local authority, must be submitted to the HOA before construction can start.
- 1.4 For any revisions that need to be submitted, after the initial approval of working drawings, a plan scrutiny re-admittance fee of R 600 per revision will apply during the construction period. If any additions are required after a practical completion certificate has been issued by the HOA, a plan scrutiny fee of R 1,000 will apply.
- 1.5 Fees may increase from time to time at the discretion of the HOA.

## 2. **FEES PAYABLE TO THE HOME OWNERS ASSOCIATION**

To maintain the aesthetic standard of the development and to comply with legal requirements the following fees are payable before registration of transfer in terms of clause 10 of the Agreement of Sale:

- 2.1. Road Maintenance fee, payable by the seller to the HOA: R 2,000.00
- 2.2 In terms of Regulations R1182 and R1183 (as amended) promulgated under sections 21, 22, 26 and 28 of the Environmental Conservation Act (Act 73 of 1989) an Environmental Management Plan (EMP) is approved for the estate.

The EMP provides guidelines and directions to ensure that the proposed development is able to pursue its economical goals without impairing the long term sustainability of the bio physical and cultural environment. The EMP addresses the managerial and operational activities of the development during and after construction:

Environmental Management Plan fee, payable by the seller to the appointed managing company:  
R 2,100.00

## 3. **TOWNPLANNING CONTROLS**

- 3.1 General – Residential 1 stands only

The restrictions set out in this document are in addition to any restrictions imposed in terms of conditions of title, townplanning scheme or national or any other building regulations. Notwithstanding any plans or improvements complying with any such restrictions imposed by third parties, the approval of any plans or improvements within Parks shall be at the sole discretion of the Architectural Review Committee (ARC). Similarly, compliance with restrictions imposed by the ARC shall under no circumstances absolve the resident from the need to comply with restrictions imposed by third parties, nor shall ARC approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

- 3.2 Density

Maximum one dwelling per stand.

- 3.3 Coverage

The maximum coverage shall be 50%. A maximum floor area ratio of 0.8 will apply. Each house shall be a minimum size of 200m<sup>2</sup> (two hundred square metres) excluding outbuildings and patios.

### 3.4 Height restriction

No dwellings shall be erected without permission from the ARC, the primary consideration of which will be to safeguard the privacy of adjacent residents. It is important to be considerate of views and sun inclination of neighbouring properties.

Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 9.5m (nine point five metres), measured from natural ground level in a vertical central line to the highest point of the roof. Chimneys and approved roof lights are excluded from the height restriction.

Stands requiring alternative design may be considered by the ARC.

### 3.5 Building lines

No structures shall be erected within the building lines imposed by the townplanning scheme or within the 1:100 year floodline.

General building line is 2.0m (two metres), which may be relaxed subject to approval by the ARC and Local Authority.

A 5.0m (five metres) building line will apply to the access road boundary of each stand, which may under no circumstances be relaxed.

If a double storey is erected, the building line will be 5.0m (five metres) from any stand boundary, which may be relaxed subject to approval by the ARC and Local Authority.

A 3.0m (three metres) landscape control zone will apply to all stands bordering onto park areas (refer to clause 11.3).

### 3.6 Time limits for construction

The construction of improvements should be concluded within two years from the date of registration of transfer of first ownership. In order to reduce inconvenience to neighbours and unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within one year from commencement. Phased design should be handled in such a way that the end of each phase would be aesthetically acceptable to the ARC.

## 4. **TREATMENT OF STAND BOUNDARIES**

4.1 Although it is appreciated that the diverse nature of single residential neighbourhoods will lead to a varied treatment of street boundaries, every effort should be made to avoid the hostile "canyon-like" affect that high solid walls along streets cause in many residential areas. No boundary walls to be built within the flood line area except with express permission of the HOA.

In order to enhance the appearance of sidewalks, the streetscape and the general estate, the following guidelines apply:

4.1.1 Boundary walling in stone or approved facebrick as well as approved painted plaster walls are allowed on boundaries between houses. These walls may not protrude beyond the face of the house on any street or park frontage. The height of these walls is restricted to 1.8m (one point eight metres) and should be finished off with a plastered or precast concrete coping.

Where adjacent owners have not agreed on the finish (for example an empty stand adjacent to property), the finish of the wall will be neatly constructed on the neighbouring property.

4.1.2 Boundary closing on the park frontage (for example to prevent small children or pets from leaving the property), if required can only be done by using a good quality steel palisade of colour approved by the ARC.

- 4.1.3 If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool, laundry yard or service areas from the street), then such walling should be as low as possible, and should not extend for more than 25 % of its length as a continuous line parallel to the street boundary - if a solid wall is unavoidable, a stepped-back or articulated wall is considered less detrimental to the streetscape. Screen walls may not be used as boundary walls or to define the perimeter of the property.
- 4.1.4 In order to provide stacking space for cars and for visitor's parking, garages fronting directly onto the street should be set back five metres from the stand boundary.
- 4.1.5 Any boundary walling to be indicated on the plans submitted for approval. Finishes, height and colours to be specified.

## 5. **PROHIBITED BUILDING MATERIALS.**

To allow for diversity and interest, a variety of individual architectural designs will be encouraged. In principle no limitations are placed on building materials other than the following items, the use of which is not allowed.

- 5.1 Unpainted plaster.
- 5.2 Unpainted or reflective metal sheeting.
- 5.3 Reflective roofing materials.
- 5.4 Precast concrete walls.
- 5.5 Wood panel fencing.
- 5.6 Razor wire, security spikes or similar features except with the permission of the ARC on the perimeter of The Ridge at Hazeldean.
- 5.7 Lean to's and temporary car ports or patent type shading structures.
- 5.8 Shade netting.
- 5.9 Wendy houses or Zozo huts.

The approval of the ARC should be obtained for the use of any materials other than conventional bricks and mortar.

## 6. **MISCELLANEOUS ARCHITECTURAL GUIDELINES.**

- 6.1 The aesthetics of the design of parapets, fascias, capping eaves, roof trim, guttering and roofing materials in general will be considered.
- 6.2 All external finishes and colours should be specified, and colour samples must be submitted. Face brick must be of an acceptable quality and articulated to form an aesthetically pleasing entity to be considered for approval by the ARC.
- 6.3 Awnings, television aerials, satellite dishes, blinds, air-conditioning units and other items which do not form part of the basic structure should be clearly shown and annotated on approval drawings. It is preferred that these items not be visible from the street, neighbouring properties or park areas.

Should air-conditioning units be installed, they must be placed so as not to be visible from the street elevation or neighbouring properties. Piping must be neatly covered with trunking and painted similar to the wall finish.

- 6.4 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on approval drawings.
- 6.5 Outbuildings and additions should match the original design and style, both in elevation and in material usage.
- 6.6 Wendy houses or Zozo huts or garden sheds may not be visible from the street boundary or from any Neighbours property, they may also not protrude above the property boundary wall.
- 6.7 Staff accommodation and kitchens should open onto screened yards or patios.
- 6.8 Yard walls and screen walls should complement the basic materials of the building.
- 6.9 No staff accommodation should be nearer to the street than the main dwelling unless contained under the same roof or integrated into the total design.
- 6.10 The privacy of surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" (for example, the swimming pool) of adjacent dwellings.
- 6.11 Covered ducting must be provided for all exposed plumbing. Washing lines should be fully screened from the street elevation and other elevations onto adjoining properties. Gutters and downpipes must be unobtrusive and match one of the colours of the palette of the house.
- 6.12 Perspective views may be requested as part of the approval documentation.
- 6.13 No boats, caravans and trailer to be visible from the street or any park areas.
- 6.14 Individual owners are responsible for any safety precautions and the closing off of pools, ponds or any other water feature. No swimming pool water (backwash) may be pumped onto any park area or road way. Backwash water must be directed into the sewage system of the property.

7. **APPROVAL, BUILDING DEPOSIT AND RULES.**

- 7.1 Perspective drawings and photos may be requested.
  - 7.1.1 Notwithstanding the fact that the building plans may comply with all the above, the approval or rejection of such plans shall be at the sole discretion of the Homeowner's Association and ARC, which approval shall not be unreasonably withheld.
  - 7.1.2 The architectural style of the house will be considered in relation to that of other houses in the area, as well as aesthetic appearance and the proposed siting of the building and such other factors as the Homeowner's Association and the ARC in its entire discretion may deem appropriate.
  - 7.1.3 Nothing in the above will be construed as permitting the contravention of the Conditions of Title to any erf of any by-laws or regulations of the Local Authority.
  - 7.1.4 Every effort will be made to ensure that standards are observed by all stand owners. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that the above standard will be adopted throughout the Estate.

8. **ACCREDITED ESTATE AGENTS**

- 8.1. Only Estate agents accredited by the HOA will be allowed to operate on the estate.
- 8.2. In the event of the Home Owner having sold its property through an estate agent not accredited by the HOA, a penalty levy would be payable.

9. **DESIGN PROFESSIONALS**

- 9.1. Only plans designed by architects registered with the South African Board of Architects or architectural technologist registered with the South African Institute of Architect Technologist will be accepted. Proof of registration must be submitted with plan submission.
- 9.2. Should owners choose to make use of the services of a designer that does not qualify as above, application can be made to the ARC for accreditation of the designer.

10. **SITE BOARDS**

- 10.1. Only boards as approved by the HOA for stand identification or for sale will be allowed. All other boards will be removed at the cost of the owner.

11. **LANDSCAPE DESIGN GUIDELINES**

The Ridge at Hazeldean is located in Rocky Highveld Grassland and Bankenveld. Rocky Highveld Grassland is a transitional type between typical grasslands of the high inland plateau and the bushveld of the lower inland plateau. Bankenveld is a sparse and tall tufted veld type with the forbs playing an important part.

- 11.1. Individual owners are urged to protect as many existing trees as possible.
- 11.2. Walkways and landscaping installed by the developer in the road reserve or on park areas may not be removed and have to be included in the driveway design of each stand.
- 11.3. A 3.0m (3 metres) buffer zone for landscaping is applicable to all areas bordering onto parks. This will ensure that there is an interface between all stands and parks. A set of landscaping guidelines will be available from the HOA for the preferred treatment of all buffer zones. No exotic or invader plants or any palm trees, cycads, ferns or large leafed tropical species will be permitted in the landscape control areas. The use of indigenous species as per The Meadows Plant Palette is encouraged.
- 11.4. Planting of indigenous species in private stands and on street boundaries is encouraged.
- 11.5. The ARC will not issue the completion certificate as per clause 1.2, if the landscaping is not completed to the satisfaction of the HOA.
- 11.6. The Meadows – Plant Palette

**Groundcovers**

- Agapanthus nana 'Blue' (Miniature Blue Agapanthus)
- Agapanthus nana 'White' (Miniature White Agapanthus)
- Anthericum revolutum (Weeping Anthericum)
- Bulbine frutescens (Stalked Bulbine)
- Chondropetalum tectorum (Western-Cape Thatching Reed)
- Crocasmia aurea (Falling Stars)
- Dietes bicolor (Yellow Wild Iris)
- Dietes grandiflora (Wild Iris)
- Felicia amelloides (Blue Felicia Bush)
- Tulbaghia violaceae (Wild Garlic)
- Watsonia sp. (Watsonia)

**Shrubs**

Buddleja auriculata (Weeping Sage)  
Burchelia bubalina (Wild Pomegranate)  
Coleonema pulchellum (Confetti Bush)  
Europs chrysanthemoides (Golden Daisy Bush)  
Freylinia tropica (Transvaal Honey-Bell Bush)  
Grewia occidentalis (Cross-berry)  
Hypoestes aristata (Ribbon Bush)  
Plumbago auriculata (Cape Leadwort)  
Plumbago auriculata 'Alba' (White Cape Leadwort)  
Polygala virgata (Purple Broom)  
Rhamnus prinoides (Blinkblaar)

**Trees**

Acacia caffra (Common hook-thorn)  
Acacia sieberiana  
Acacia galpinii (Monkey-thorn)  
Acacia karroo (Sweet thorn)  
Celtis africana (White stinkwood)  
Ceratonia silliqua  
Combretum kraussii  
Combretum erythrophyllum (River Bushwillow)  
Dombeya rotundifolia (Wild Pear)  
Ilex mites (African holly)  
Noltea Africana (Soap Dogwood)  
Olea europeae subsp. africana (Wild Olive)  
Rhus lancea (Karee)  
Rhus pendulina  
Salix mucronata (Cape Willow)