



(D)

AESTHETIC DESIGN MANUAL



This document must be consulted prior to commencement of the design of any property improvements or building proposal

(Revised 26 November 2021) *

Elawini Luxury Residential Estate

This handbook is issued by the Estate Management Association to each registered home owner. Copies of this handbook may be obtained from the offices of your Estate Management Association. An electronic format of this handbook can be emailed if and when required, or visit the website www.elawini.co.za We also refer to the Offer to Purchase Guideline.

It is important for a basic understanding of the operation of the Estate that every **HOMEOWNER** is thoroughly familiar with all the information contained in this handbook.

The Homeowner undertakes to comply with the contents of this schedule in its entirety.

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INTRODUCTION

The purpose of these guideline is to inform homeowners and their architects or designers of the building and landscape requirements for the estate and provide information relating to the procedure to be followed in order to obtain the necessary approval from the developer or home owners association for all buildings and structures to be erected on each erf and any alterations and additions thereto.

The Elawini Luxury Residential Estate accommodates 668 residual units, divided into 383 generous freestanding residential stands of between 800 and 1400m², each with distinct qualities and characteristics. A further 7 higher density residential stands have been incorporated into the estate, providing an additional 300 housing units.

A unique element of this development is that architectural guideline has been stipulated in an attempt to create an estate in which the Architecture responds to the local context, climatic conditions and environmental opportunities whilst also embracing the use of construction materials in their raw form. With this in mind there has been a conscious decision to specifically **exclude** imported architectural styles (Tuscan, Bali, and Provencal etc.).

The plan of Elawini is a response to the historic lifestyle patterns found in traditional villages and neighbourhoods, where the urban form and the special natural features merge to create a memorable whole. A place with pedestrian scaled streets, hidden garden, shuttered verandas, narrow park lanes, broad overhanging roofs, all brought together to provide a new sense of familiarity, stimulation and ease.

Elawini aims to establish a sense of wholeness that is expressed by the interweaving of natural and built elements, each reinforcing an appreciation of the other. Mature shade trees and parks set the address for many intimate neighbourhood streets while along the river edge the natural beauty is preserved for all to enjoy.

Interspersed among and giving form to this distinctive local landscape are strong vernacular Highveld farmstead buildings of varying size, finish and colour – all of which underscore the strong regional character of the place.

The estate aims to be a landmark, as well as a benchmark for all residential developments in Mpumalanga. With this in mind Elawini offers an opportunity to create an aesthetic icon recognizable as a truly homebred.

It is intended that these guidelines will allow for a fairly broad range of personal choice in the external appearance of the houses but that the overall character of the development will be identifiable by the use to certain unifying external elements such as the regulated positioning of houses on the sites, colour and finish external walls, roof covering and their pitches and standardized boundary definition. The nature of the landscaping will also contribute to this objective.

The primary concept behind these guidelines is to allow the individual homeowners to express their personal needs and preferences freely, guided only by the use of materials and the restriction of stylized elements.

2. AESTHETIC CONCEPT

The design of houses throughout the estate should be in response to the South African climate and lifestyle. Homeowners will have the freedom to create unequalled and diverse homes, which will be in keeping with the vision of the estate. Within this specified formula the use of various raw materials will be encouraged, with a focus on stone, brick, wood and glass.

The character and quality of traditional rural town in the greater region have been studied carefully as a resource and guide to the building and planning of Elawini. The rural townscape character found in the area is expressed in the architecture, which has been modified to respond to the environment in subtle ways. It can be seen in the structure of the development, the street layout and the shared public spaces and in the landscape elements and materials.

Houses are simple, low-key and defer to one another and the indigenous qualities of the landscape. The architecture takes advantage of shade and breezes, can be seen in the verandas, overhanging eaves, shuttered windows and screened doors. The architectural goal is a simple elegance derived from well-proportioned massing and fenestration, a rich colour palette and details that are derived from the rich surrounding building tradition.

This development will create a truly unique and climatically appropriate style that is honestly South African and particularly relevant to the Mpumalanga Lowveld.

Emphasis should be placed on excellent proportions, scale and the interrelation between architectural and structural elements to the landscape and context. The aesthetic of this estate should be refined through excellence in detailing and execution. Simplicity of form requires excellent detailing and construction quality as well as thoughtful resolution of the interrelation of forms, materials and spaces.

Materials should be chosen for their ability to improve with age. The estate and each of its residences should be seen as an example of excellence in design, exclusivity and desirability, tastefulness and authenticity. The homes on this estate should set a precedent for all future developments in this country, and be unparalleled South Africa for many years to come. This estate should be an embodiment of our South African Lifestyle, past, present and future.

It is important that all homeowners embrace the vision for the estate and it is vital that they work together with and support the developer and architect appointed to scrutinise the plans in implementing these guidelines. It should be borne in mind that we should strive to create an environment in the estate where the whole is greater than the sum of the parts and in so doing homeowners may need to make compromises for the benefit of all.

3. SELECTED ARCHITECTS & ENGINEERS

In order that the quality of the building of The Elawini Lifestyle is ensured, it is recommended that the designer must be a member of the South African Council for the Architectural Profession (SACAP). Only EHOA approved architects and engineers to be used. Architects and engineers to be used and not yet approved must submit credentials and references for approval by Aesthetic Committee.

4. PLAN APPROVAL PROCESS

The homeowner must obtain from the Aesthetic Committee, prior to the submission of the design concept and sketch plans, a list of the requirements relating to the details to be provided for the plan approval process and also obtain all documentation including erf diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process. No building or addition may be erected or altered without the approval of the Aesthetic Committee. This does not apply to internal alterations (see Estate Rules).

It will be the responsibility of a homeowner to ensure that he or she is in possession of the current version of the guidelines. The approval process will involve the following stages:

4.1 First Stage

The design concept and sketch plans must be submitted to the Aesthetic Committee. A scrutiny fee of R3500.00 incl VAT (three thousand five hundred rand) will be payable when the plans are submitted. This fee is a once off payment and may be increased from time to time.

Stage 1 Sketch Plans – One (1) A3 sketch plan be submitted for comments, to include the following:

- Site Plan showing the site, building lines, entrances, boundary treatment, all structures, landscaping, paving, pool, etc.
- Plans and elevations to scale, describing finishes.
- An artist's impression or design model is recommended.
- A landscape plan specifying indigenous plants.
- Proof of paid EHOA scrutiny fee
- Proof of paid-up levies
- A land surveyor's certificate.

4.2 Second Stage

After the design concept and sketch plans have been approved the detailed design and working drawings must be submitted to the Aesthetic Committee for approval.

*1 X Exterior lighting layout and specifications – up/down lighting.
3 X Three sets (any format) for council submission to be stamped and signed off by Elawini as well as Elawini records*
to include the following:

- Working Drawings – A1 Plans
- Plans, sections, elevations, roof plan, foundation plans and schedules (door and windows schedules, finishes).
- Services: drainage plan compulsory. Electrical, water supply recommended.
- Landscape plan showing boundary walls heights

4.3 Third Stage

After the detailed and working drawing has been approved the plans must be submitted to the local authority for approval. Certain prescribed fees will be payable at this stage to the local authority.

These Aesthetic guidelines are in addition to, and do not supersede, the requirement of the local authority or any statutory authority or the National Building Regulations.

Once the building plans have been approved by Mbombela Local Authority, the member needs to supply EHOA with a stamped & signed colour copy of the building plans for EHOA records.

5. BUILDING PROCESS

The home owner must obtain from the aesthetic committee or the Estate Manager a list of the requirements relating to the building process.

The aesthetic committee will be entitled to regulate the activities of all building and other contractors and determine that the contractor(s) and the homeowner sign the Builder's Code of Conduct with the Home Owners Association for this purpose. This Code of Conduct can be obtained from the Estate Manager. OR CAN BE DOWNLOADED FROM WWW.ELAWINI.CO.ZA

No building shall commence until all the relevant approvals have been obtained and the Building Code of Conduct (Contractor's Contract) has been signed by the homeowner and builder.

5.1 Pre-Construction Phase

Construction of buildings must **commence within 3 years** from the date of registration of transfer of ownership. This construction must be completed within **12 months** after commencement. All vacant stands must be kept clean by the respective homeowners. If not, the erf will be maintained by the Estate Management Association at the expense of the homeowner. If construction does not commence within the stipulated three years, a double levy on the property may be charged.

All trees marked by the landscape architect and those not interfering with proposed structures must be protected during construction. If marked trees are damaged the Estate Management Association will impose fines of up to R5 000 (Five thousand Rand) per tree. Trees may only be removed with the written consent of the Aesthetic Committee.

The selected contractor will provide the Estate Management Association's security control with the names of all the workers of the main contractor and sub-contractors to be employed with each construction project. This list must be updated on a monthly basis.

Contractors must have qualified under the following criteria:

- Registered with the NHBRC;
- Be well informed with regard to the National Building Regulation and Occupational Health and Safety Act.
- Be approved by Estate Management

The Developer in no way accepts responsibility for the contractor and the contract remains firmly between the client and the contractor.

5.2 Construction Phase

Prior to construction, home owners and their selected building contractors must be thoroughly familiar with the rules and regulation regarding the construction process. The **Construction Rule Document** (Contractor's Contract) is available from the Estate Management.

During the construction phase the Aesthetic Committee will monitor the construction and site cleanliness to ensure that the standards are maintained on the estate. They will not be responsible for the quality control of individual houses, but will be available to advise where necessary.

5.3 Additions and Alterations

All possible additions and alteration to the original building must go through the same processes, stage 1 and 2 plans submissions, and approval by Aesthetic Committee.

6. SITE PLAN AND HOUSE POSITIONING

6.1 Building lines

Street boundary:	5.0m Building Line
Side boundaries:	2.0m for single storey 3.0m for double storey
Rear boundary:	2.0m for single storey 3.0m for double storey
Open space / Park boundary:	0-meter build-to-line

Higher density development building lines will abide with Mbombela relaxation conditions, except on 3m street building line.

6.2 Street Interface and Street Frontage

Boundary walls along or relating to street frontages are not mandatory but if constructed they must be masonry, natural stone in accordance with given examples. Finish and colours according to approved colour specification (refer Architectural Precedents Document). Anything other than a built wall must be approved by Aesthetic Committee. Wall coping to be natural cement or coloured same as wall.

Street boundary walls may not exceed 1.2 meters.

6.3 Internal or Side Boundary Walls

Internal boundary walls can be constructed to a maximum of 2.1 meters measured from the top of the wall to the natural ground level on the highest side. The first 3 meter between street boundary and building line may not exceed 1.2 meter.

Colours to match main body of the house. Steel flat-bar prohibited on new builds. Existing builds – to be painted same colour as the main colour of the house. Indicate design on drawings. *

Boundary walls must be plastered on both sides if facing the street or public area, the side facing a vacant stand needs to be bag washed only.

Pre-cast concrete and wire mesh fencing will not be allowed. Palisade fencing and picket fencing may be used on borders facing park areas, streams, rivers and estate boundary and needs to be indicated and specified on the building plans. Heights as per wall rules and needs to be indicated and specified on the building plans. *

All boundary walls must be built in accordance with SABS 0400 and all wall plans are to be accompanied by an engineer's certificate and on completion an engineer's completion certificate is to be issued for the developer's records.

6.4 Public Space and Park Interface

All erven flanking public parks have no building line restrictions. Structures are to be permeable. Dead edges or frontages onto the parks and river edge will not be allowed. Creosoted picket fencing of max 1.2m in height is allowable on stream, public space, park and river edge interfaces.

6.5 River Edge Interface

Erven flanking the river edge have to consider flood-line restriction. Building along river edge may be built up to the flood-line. (River Zone Restriction plan.)

To ensure consistency, the Developer will provide, at his own cost, the construction of a security / palisade fence along the River Edge.

6.6 Coverage

a) Single storey dwellings

In order to enable residents to construct a single storey dwelling, with the same maximum floor areas as is permitted for a double storey, the coverage for a single storey dwelling shall be 50% (fifty percent) of the erf size. The objective is to encourage the construction of single storey rather than double storey houses in the estate.

b) Double Storey dwellings

The ground floor coverage of double storey dwellings shall not exceed 50% (fifty percent) of the area of the stand. 1st floor area will not exceed 60% of the ground floor area.

6.7 Minimum Size

The size of the house for single residential stand must not be less than 170 square meters. Residential 2 zoned erven will be allowed a minimum size per unit of 90 square metres.

6.8 Height restriction

The maximum permissible height of any building on an erf is 2 storeys (8 meters) when measured from the highest point of the roof to the highest point of the natural ground level along the perimeter of the building.

Chimneys will be exempt from height restrictions, but must adhere to NBR.

Natural ground level shall be deemed to be level as determined on a contour plan. Should a dispute arise relating to the determination of any natural ground level, the

aesthetic committee and/or appointed architect will be entitled solely on the details shown on the contour plan in his possession.

6.9 Land use

A stand may not be subdivided or rezoned or a sectional title plan be registered under any circumstances. Two dwellings are permitted with the council's approval provided that the second dwelling is not more than 20 % of the total built area.

Where two residential stands are consolidated to form a larger erf, a **double levy** will be applicable to the consolidated stand. No sub-division or rezoning of residential stands, or consolidated stand will be allowed.

Laundry drying areas and refuse storage areas must be enclosed with screen walls so as to screen them from view at street level and park view (see Estate Rules).

Boats and caravans must be concealed inside garages. Domestic trailers may be stored on the property provided they are screened from the street (see Estate Rules).

Temporary structures including but not limited to Wendy Hoses, huts and tents are not permitted, save for during construction. Dog kennels are permitted provided that they are screened from view at street level. No shade cloth clad structures are permitted, including carports i.e., materials must be the same as roof.

No banners or flags may be erected on the erven (see Estate Rules)

Any other structure or device not contemplated in this document will require the approval of the Aesthetic Committee before installation or construction (see Estate Rules).

6.10. Effluent Services *

To be concealed from street front and all neighbours. Indicate on drawings.

7. MATERIALS

Elawini Luxury Residential Estate aims to encourage the use of materials in their natural state, thereby creating a unifying element to all the homes, as diverse as we hope they will be. The quality of design and the application of these raw materials in new and relevant ways are of paramount importance to this concept. The materials that will be expressed in their natural form on the estate are as follows:

7.1 Stone

The use of natural stone can be used to give warmth and depth to design, especially in the form of founding of feature elements for example: chimneys, columns, bases and retaining walls.

No fake concrete facings will be allowed i.e. no artificial concrete or look-a-like concrete.

7.2 Bricks

The use of exposed brickwork is very effective in detailing arches, lintels and edges, as well as introducing a human scale and earthly feel to larger buildings.

7.3 Plaster

Plaster whether plain or pigmented tends to improve overtime with a natural patina, as well as being extremely flexible in terms of creating moulded or sculpted details.

It is also useful to create contrast with the more heavily textured brick and stone elements.

The plaster may be painted in a limited selection of colours. Colour to be an earth tone and a sample or specification is to be submitted to the Aesthetic Committee for approval.

7.4 Wood

Timber in its natural state lends warmth and interest in many applications, from doors and windows, to heavy beams, columns and trusses. The grain of the wood itself gives texture and life to elements and spaces.

The timber may also be painted in a limited selection of colours. Colour to be an earth tone and a sample or specification is to be submitted to the Aesthetic Committee for approval.

7.5 Steel

Steel allows spaces to become light and airy, especially when used in conjunction with glass. It makes it possible to span large openings and create spaces that are open and free. Steel is a modern material that can be used to create dramatic effects. It may be galvanized or painted. Colour to be an earth tone and a sample or specification is to be submitted to the Aesthetic Committee for approval.

7.6 Glass

Glass can create warmth when it's cold and provide cooling when it's hot. This is done through the use of shading and screening devised in summer, and by allowing the low winter sun to penetrate from the north in winter. It can bring the outdoors inside and can create spaces that flow. The use of glass in home is unlimited in its application, from doors and windows, to screening devices and ventilation.

7.7 Paint colours

Refer to Annexure B and C for full range of allowable colours and % coverage for different colours.

7.8 Driveway Gates *

Gates are to be a maximum of 1.2m in height, may be constructed out of stainless-steel horizontal bars, mild steel framework with plain horizontal wooden slats. No extravagant designs will be accepted. Indicate design on drawings.

7.9 Driveway pavers *

Maximum 2 colours permitted. To be indicated on drawings on submission.

Patch	Color Name	Patch	Color Name	Patch	Color Name
1	White	2	Yellow	3	Orange
4	Red	5	Green	6	Blue
7	Purple	8	Black	9	Dark Green
10	Light Green	11	Light Yellow	12	Light Orange
13	Light Red	14	Light Blue	15	Light Purple
16	Light Green	17	Light Yellow	18	Light Orange
19	Light Red	20	Light Blue	21	Light Purple
22	Light Green	23	Light Yellow	24	Light Orange
25	Light Red	26	Light Blue	27	Light Purple
28	Light Green	29	Light Yellow	30	Light Orange
31	Light Red	32	Light Blue	33	Light Purple
34	Light Green	35	Light Yellow	36	Light Orange
37	Light Red	38	Light Blue	39	Light Purple
40	Light Green	41	Light Yellow	42	Light Orange
43	Light Red	44	Light Blue	45	Light Purple
46	Light Green	47	Light Yellow	48	Light Orange
49	Light Red	50	Light Blue	51	Light Purple
52	Light Green	53	Light Yellow	54	Light Orange
55	Light Red	56	Light Blue	57	Light Purple
58	Light Green	59	Light Yellow	60	Light Orange
61	Light Red	62	Light Blue	63	Light Purple
64	Light Green	65	Light Yellow	66	Light Orange
67	Light Red	68	Light Blue	69	Light Purple
70	Light Green	71	Light Yellow	72	Light Orange
73	Light Red	74	Light Blue	75	Light Purple
76	Light Green	77	Light Yellow	78	Light Orange
79	Light Red	80	Light Blue	81	Light Purple
82	Light Green	83	Light Yellow	84	Light Orange
85	Light Red	86	Light Blue	87	Light Purple
88	Light Green	89	Light Yellow	90	Light Orange
91	Light Red	92	Light Blue	93	Light Purple
94	Light Green	95	Light Yellow	96	Light Orange
97	Light Red	98	Light Blue	99	Light Purple
100	Light Green	101	Light Yellow	102	Light Orange
103	Light Red	104	Light Blue	105	Light Purple
106	Light Green	107	Light Yellow	108	Light Orange
109	Light Red	110	Light Blue	111	Light Purple
112	Light Green	113	Light Yellow	114	Light Orange
115	Light Red	116	Light Blue	117	Light Purple
118	Light Green	119	Light Yellow	120	Light Orange
121	Light Red	122	Light Blue	123	Light Purple
124	Light Green	125	Light Yellow	126	Light Orange
127	Light Red	128	Light Blue	129	Light Purple
130	Light Green	131	Light Yellow	132	Light Orange
133	Light Red	134	Light Blue	135	Light Purple
136	Light Green	137	Light Yellow	138	Light Orange
139	Light Red	140	Light Blue	141	Light Purple
142	Light Green	143	Light Yellow	144	Light Orange
145	Light Red	146	Light Blue	147	Light Purple
148	Light Green	149	Light Yellow	150	Light Orange
151	Light Red	152	Light Blue	153	Light Purple
154	Light Green	155	Light Yellow	156	Light Orange
157	Light Red	158	Light Blue	159	Light Purple
160	Light Green	161	Light Yellow	162	Light Orange
163	Light Red	164	Light Blue	165	Light Purple
166	Light Green	167	Light Yellow	168	Light Orange
169	Light Red	170	Light Blue	171	Light Purple
172	Light Green	173	Light Yellow	174	Light Orange
175	Light Red	176	Light Blue	177	Light Purple
178	Light Green	179	Light Yellow	180	Light Orange
181	Light Red	182	Light Blue	183	Light Purple
184	Light Green	185	Light Yellow	186	Light Orange
187	Light Red	188	Light Blue	189	Light Purple
190	Light Green	191	Light Yellow	192	Light Orange
193	Light Red	194	Light Blue	195	Light Purple
196	Light Green	197	Light Yellow	198	Light Orange
199	Light Red	200	Light Blue	201	Light Purple
202	Light Green	203	Light Yellow	204	Light Orange
205	Light Red	206	Light Blue	207	Light Purple
208	Light Green	209	Light Yellow	210	Light Orange
211	Light Red	212			

15.9 COLOUR SPECS**COLOUR RANGE: WALLS, DOORS AND WINDOWS**
Colour range as per Plascon EXPRESSIONS RANGE

E12-1	Canson	
E12-2	Degas	
E12-3	Carling	
E12-4	Munch	
E12-5	Flack	
E12-6	Underbrush	maximum 5% paintable area
E12-7	Elk	maximum 5% paintable area
E13-1	Pleasant Point	
E13-2	Permafrost	
E13-3	Pinto	
E13-4	Trenton	
E13-5	Haworth	maximum 5% paintable area
E13-6	Evo	maximum 5% paintable area
E13-7	Nobel	
E14-1	Liberia	
E14-2	Hudson	
E14-3	Papyrus	
E14-4	Mayan Stone	
E14-5	Sombrero	
E14-6	Dark Raffia	maximum 5% paintable area
E14-7	Sepia Print	maximum 5% paintable area
E15-1	Dockside	
E15-2	Landing	
E15-3	Dundas	
E15-4	Burwell	
E15-5	Plattsville	
E15-6	Sawmill	maximum 5% paintable area
E15-7	Camp Walk	maximum 5% paintable area
E16-1	Eyelet	
E16-2	Plaster	
E16-3	Mayor	
E16-4	Neutral	
E16-5	Tent	
E16-6	Teepee	maximum 5% paintable area
E16-7	Anodised	maximum 5% paintable area
E17-1	Angora	
E17-2	Corbusier	
E17-3	Titian	
E17-4	Matisse	
E17-5	Botticelli	
E17-6	Homer	maximum 5% paintable area
E17-7	Calvin	maximum 5% paintable area
E18-1	Seurat	
E18-2	Steen	
E18-3	Picasso	
E18-4	Rothko	
E18-5	Guadeloupe	
E18-6	Martini	maximum 5% paintable area
E18-7	Klimt	maximum 5% paintable area
E19-1	Long Beach	
E19-2	Ida	
E19-3	Amherst	
E19-4	Sandy Stream	
E19-5	Keewatin	
E19-6	Garden Lake	maximum 5% paintable area
E19-7	Saugeen	maximum 5% paintable area
E20-1	Ridge Crest	
E20-2	Arborway	
E20-3	McGill	
E20-4	Seasons	
E20-5	Normand	
E20-6	Barolo	maximum 5% paintable area
E20-7	Lark	maximum 5% paintable area

8. ARCHITECTURAL EXPRESSION

8.1 Architectural Form

The aim of the development is to create unpretentious buildings that are isolated, simple and orthogonal in form. It is suggested that the buildings forms can be broken down into smaller elements.

Essential Elements to be considered:

- Simple, straightforward volumes with side wings and verandas added to make more complex shapes.
- 2. Clear distinction of main body of the building and its attachment by differentiating roof pitches.
- Asymmetrical, though orderly relationship between windows, doors and building mass.
- Simplified versions of traditional South African rural architectural craftsmanship in columns, eaves, pergolas and chimneys.
- Vertically proportioned windows and doors.
- Chimneys, entrance doors. Gables and dormers treated as special design features.

8.2 External Walls

External walls must be plastered and painted (both sides) or finished with an approved cementitious paint in earthy colours. A sample or specification must be submitted to the Aesthetic Committee for approval prior to commencement of the application thereof.

No type or form of face or un-plastered brick will be permitted on external walls (both inside and outside) as the dominant feature of the house but **may** be considered for decorative purposes solely at the discretion of the Aesthetic Committee. A guideline is that only 25% (twenty five percent) of face brick will be allowed on the exterior of the house. Two-tone face brickwork is specifically excluded. Flush pointed joints are preferred.

Natural stone can be used to give warmth and depth to design, especially in the form of plinths or feature elements for example: chimneys, columns, bases and retaining walls.

No fake concrete facing will be allowed.

Horizontal string courses and simple plaster surrounds to openings will be permitted. **No** multiple corbelling or coining will be permitted on any part of the building, boundary wall or outbuildings.

8.3 Roofs

Roofs must be dominantly pitched in form. Major plan forms are to be roofed with symmetrical double pitch roofs with a pitch of between 30 and 40 degrees. Roofs over verandas may have lesser pitch provided that the same covering is used as on the major elements. Roof pitches between 10 and 27.5 degrees.

Roof coverings are to be restricted to

- Natural slate
- Natural clay tiles including the Antique range, Concrete roof tiles (subject to the Aesthetic Committee approval) from the Coverland "Elite" range, Marley 'Modern' range, Amatileslate or similar approved.
- Dark grey or charcoal Chromadek or similar roof sheeting
- Refer to Annexure A

15.10 FINISHES

ROOF SPECIFICATION

A - Steel/sheeting

A.1 - Brownbuilt
Standard Classicoat Colour Range
DOVE GREY

A.2 - Chromadek
Standard Colour Range
DOLPHIN GREY

B - Roof tile specifications

B.1 - Concrete Roof tiles
The flat profiled COVERLAND ELITE TILE,
MARLEY MODERN or similar clean lined
concrete roof tile.

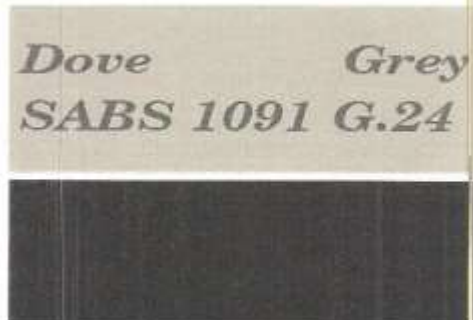
Concrete Roof Tiles Colour Range:
Marley Tile Colour Range as an example of
the preferred colour range:

M22 Slate
Standard Slate
Antique Slate
Slurrycote Slate

Similar colour range (GREY-BLACK) to be
used for other concrete tile products.
Colour range to be approved by aesthetic
committee

C - Natural Slate Roofing

Mazista Slate Roof Tiles
West Country Slate or similar



A sample or specification must be submitted for approval prior to the commencement of the laying thereof.

The same material must be used in all pitched roofs.

Roof sections which have pitch less than 10 degrees and are constructed from concrete shall be finished with pebbles or stone chips. No silver waterproofing may be visible.

Roof overhangs can be generous or clipped back close to the building face.

Exposed rafter tails are typical. Facias or barge boards will be permitted and must be painted the same colour as the roof covering. On Chroma deck roof only the EHOA approved barge profile will be permitted.

Roof lights and roof windows are permitted provided that they are set in the plane of the roof. Dormer windows may be approved if motivated by the overall design.

No variations to these restrictions on roof coverings will be permitted under any circumstances. The aesthetic committee reserves the right to order the removal of any roof coverings in contravention of the submitted approved specification.

No photovoltaic panels, solar water heaters or water storage tanks may be visible **without** the approval of the Aesthetic Committee (detail drawings showing mounting method or substructure will be required.) Again, the aesthetic committee may demand the removal of such panels or water heaters in contravention of the guidelines.

8.4 Veranda Roofs and eaves

Verandas are encouraged. Verandas can be either gable-end or shed verandas, or a combination of the two forms.

Verandas are to be single-storey with shallow lean-to or hipped roofs. Typically, the verandas have deep eaves repeating the same rafter treatment of the main roof. Exposed and decorated rafter rails are typical.

8.5 Columns and Railings

Columns types include square posts used as singular structural element or in pairs or multiple groupings. Pre-cast classical, fluted or reeded columns **will not** be permitted.

Balustrades are to have a simple vertical or horizontal pattern. Pre-cast concrete balustrades **will not** be permitted.

8.6 Windows, French Doors & Sliding Doors

Windows and doors must be constructed from natural hardwood; natural anodized or, bronze or charcoal powder coated aluminium. **No** steel windows or doors will be permitted. **No** tinted or reflective glazing (only as per National Building Regulations), and **no glass blocks** will be permitted.

Windows, French doors and sliding doors must be at least square or have a dominant vertical proportion of no less than 1:1.25, however variations to this may be permitted with approval solely at the discretion of the Aesthetic Committee.

Windows on all elevations must be carefully thought out and proportioned so that no elevation is left blank or with uneven openings. Each elevation must have a minimum of 5% fenestration.

External shutters are encouraged. Shutters must be constructed from the same material as windows.

External burglar bars and expanding type external security grids are **NOT** permitted on the outside of windows. For security purposes bronze or charcoal powder coating expanding type security grids are permitted. **ONLY** grids with fixed rails on top and bottom will be permitted.

9. GARAGES, CAR PORTS AND DRIVEWAYS

Garages must be set back at least to the build-to line from the erf boundary abutting the street. The doors may be double and may exceed 2.5 meters in width.

Carports **MAY NOT** be of the pre-fabricated type and must form part of the architectural design of the residence.

Garage doors must be constructed from horizontally slatted natural or painted hardwood or horizontally slatted powder coated metal. Colour to be an earthy tone and a sample or specification is to be submitted to the Aesthetic Committee for approval prior to installation.

Driveways shall **not** be constructed from asphalt, concrete or any form of brick imprint or crazy paving. A Sample or specifications must be submitted to the Aesthetic Committee for approval prior to commencement of the laying thereof. Exposed aggregate concrete may be considered as a driveway material.

10. EXTERNAL PIPES, FITTINGS, FIXTURES & DEVICES

ONLY seamless powder coated gutters may be used and the colour to match the roof covering.

Plumbing pipes must be concealed with access points acceptably concealed. No fibre cement boxing will be allowed.

Window mounted air-conditioning units are **not** permitted. Wall mounted air-conditioning units are permitted provided that they are concealed from street, neighbour and park view. Trunking to be same colour as background wall. To be installed at ground level wherever possible. *

Visible aerials are not permitted. Satellite dishes are permitted but limited to one unit per residence.

The aesthetic committee will be entitled to regulate the position and intensity of all external lighting. Any other structure or device not contemplated in this document will require the approval of the Aesthetic Committee before installation or construction.

11. SIGNAGE

Signs relating to the address and / or the name of the house are permitted provided that the height of the lettering does not exceed 300mm.

Street numbers and address signs must be mounted on the wall adjacent to the gate, in natural, unfinished materials to be approved by the Aesthetic Committee.

Cement casted Street numbers have been approved; sample is available at the Estate Office. These street numbers must be mounted on the sidewalk, once construction is completed. These street numbers is compulsory and must be paid and installed at the end of Construction.

12. SWIMMING POOLS

The restriction of the building lines shall apply to the positioning of swimming pools and filtration plants. The residents may apply for relaxation of the building lines for swimming pools.

Any fencing of the pool must be sympathetic to the architectural style and designed accordingly. **No** pre-fabricated spalled steel fencing will be allowed.

Pool pumps must be enclosed and screened so as not to be audible or visible from adjacent properties or the street.

Discharge pipes from swimming pools must not discharge water directly onto a street, sidewalk or erf. It is suggested to incorporate it in the garden system for watering plants and trees.

13 LANDSCAPING

Landscape Principals

The landscape of Elawini is extraordinary, a rare and magical configuration of plant communities set within a rugged terrain of rock outcrops, streams and the strong flowing River.

Home owners and their selected building contractors must be thoroughly familiar with the rules and regulations regarding the natural environment and the landscaping of their site. Please refer to Landscape Code Document, available from Estate Management.

14 GENERAL

These buildings and landscaping guidelines are to be read in conjunction with the Agreement of Sale between the homeowner and the developer and the constitution of the Home Owners Association including any amendments thereto. Even if a home owner has complied with these guidelines the aesthetic committee will have the absolute right to reject any plans that do not, in its sole discretion embody the spirit or what is intended for the built environment within the estate.

The Aesthetic Committee will in its absolute discretion be entitled, but not obliged to waive any of these guidelines. Any waiver granted shall **not constitute a precedent** automatically applicable to any other homeowner(s).

Homeowners must be members of the Home Owners Association.

During the development period the developer or the trustees shall be entitled in its absolute discretion, to amend this guideline from time to time.

Should any disputes arise relating to the application or implementation of these guidelines the aesthetic committee's decision shall be final and binding on the parties concerned.

These guidelines may not be amended by the Home Owners Association in future without the aesthetic committee or Trustees' written consent.

Every owner should familiarize himself with the Geotechnical soil conditions of his property. The developer, Trustees and EHOA cannot be held responsible for any claims with regards to movement or cracking of buildings because of soil conditions as well as inferior foundations. The initial Geotechnical report is available at estate management. Specific reference to more detail Geotechnical soil conditions should be taken at stands close to green areas as well as wetlands. This includes (but is not limited too) the following stands:

- 279 – 301
- 424 – 450
- 454 – 466
- 470
- 474 – 480"

Any relaxation of the rules needs to be approved by the EHOA at their scheduled

meetings. Applications must be submitted two weeks before a scheduled meeting to be included in the agenda. The application must be accompanied by a motivational letter explaining the reasoning and the need to deviate from the manual. The application will only be entertained if motivated by the Estate Aesthetical Architect

