DITHOLO
WILDLIFE ESTATE

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ARCHITECTURAL DESIGN GUIDELINES AND REQUIREMENTS

Revision 3

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Until such time as the home owners association is in place, the “developer” will act as the homeowners association for purposes of all the processes in this document.

The home owners association has identified architects to design the improvements on the estate. Purchasers are however free to commission Architects of their choice provided they are members of the Institute of South Africa Architects and adhere to design guidelines.

1. THE APPROVAL PROCESS

1.1 The following procedures will apply to all building operations on the estate in order to ensure a harmonious development, a consistent architectural theme and to minimise disturbance caused by building operations. Sketch plans (work stage 3) and working/council drawings (work stage 4) must be submitted to the architectural committee for approval prior to submission to the local authority. The plans of all new houses to be signed off by a Civil and structural Engineer before approval of the esthetical committee.

1.2 Sketch Plans

Two copies of sketch plans or preliminary working drawings should be submitted to the architectural committee for scrutinizing and comments at meetings to be convened for this purpose. The sketch plan submission shall be accompanied by, a non-refundable scrutiny fee of R1500.00 (One thousand five hundred Rand) and a certificate from the architect who prepared the plans confirming that the plans comply with body corporate’s design guidelines. The following drawings are required:

- Site plan showing site, stand number, building envelope, access/egress to site, all structures, paving, pool and any existing vegetation to be removed.
- Plans and elevations to scale, describing proposed finishes.

Sketch plans & working/council drawings are to be submitted to:

Ditholo Wildlife Estate Architectural committee.

1.3 Working Drawings

Taking cognizance of architectural committee stage one comments detailed drawings (working drawings) may then be prepared. It is essential that the working drawings prove to be a development of the approved sketch plans. Two copies of these working /council drawings shall be submitted to the architectural committee for consideration by its architectural review body. If approved, the architectural committee will apply the stamp of approval, which will be required by the local authority for their approval. The working drawings must be submitted to the architectural committee at least three weeks prior to the anticipated Local Authority submission.

The following drawings & information is required:

- Site plan with; site number; a scaled position of a fixed reference point that is physically located and marked on site; north point; plotted & to scale position of all drainage, septic tanks and French drains; position of main water supply gate valve & electrical supply point; all existing vegetation to be removed.
- Layout plans, sections, elevations & roof plan indicating finishes.

1.4 Council Submission

After the detailed drawings have been approved by the architectural committee the approved drawings shall be submitted together with the prescribed plan fees and connection fees by the purchaser or authorized agent to the local authority (Thabazimbi) for its consideration and approval.

A copy of the final plans approved by the local authority will be lodged with the home owners association.

On receipt of the local authority's approval of the building plans purchasers may proceed with the construction of the building in accordance with the building by laws, standard building regulations and approved building plans, and after each builder has become bound to the contractor's code of conduct referred to in the Home Owner's Rules and concluded contractor's agreements with the home owners association

2. APPOINTMENT OF BUILDING CONTRACTORS

2.1 Although the developer has secured preferred building contractors, the purchaser may select a building contractor of his or her own choice to effect the improvements provided the contractor is a registered member of NHBRC. The purchaser and the contractor will be required to sign an agreement with the home owners association to regulate the building activities on the portion. This contract will include, but not be limited to, the obligation to erect screens to minimize the visual impact during the building period, and conditions relative to the delivery and storage of materials, working hours, transportation routes to the estate and the portion and the estate, the removal of rubbish from the portion and the estate, the erection of boards and signs, and the payment of a refundable deposit of R5000 to protect the home owners association against breaches of any such conditions.

3. SITING OF PROPOSED DWELLING

In order to preserve the natural ambiance of the site and ensure a harmonious development, the final positioning of the building on the site is subject to mutual agreement between the purchaser and the architectural

committee and must be within the guidelines of, the Development Facilitation Act. In the case of a dispute the developer's decision is final.

4 GENERAL ARCHITECTURAL DESIGN GUIDELINES

4.1 Building area

The position where the construction of the dwelling may take place is set out in section 3 here above. The intention is to prevent neighboring buildings being too close to each other.

4.2 Maintenance

Owners shall at all times maintain the exterior of their houses, their swimming pool, garden, screen walling and decks to the satisfaction of the body corporate.

4.3 Appearance

Owners shall at all time ensure that any object which could, in the opinion of the body corporate, be considered unsightly or to the detriment of the appearance of the Estate, not be visible from common areas or other properties. Objects, which should be screened from view, include among other washing lines, exposed plumbing and swimming pool pumps.

4.4 Restrictions

The restrictions set out below are in addition to any restriction imposed in terms of conditions of title, town-planning schemes or national or any other building regulations. Notwithstanding that any plans or improvements may comply with any such restrictions improved by third parties, the approval or any plans or improvements may comply with any such restrictions improved by third parties, the approval or any plans or improvements within the Estate shall be at the sole discretion of the home owners association. Similarly, compliance with restrictions imposed by the home owners association shall under no circumstances absolve the owners from

the need to comply with restrictions imposed by third parties, nor shall the homeowner's association approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

4.5 **Density**

Subject to the condition set out herein the number of dwellings that may be erected on a portion shall not exceed one dwelling under a single continuous roof and the maximum density permitted in terms of the Town planning scheme, with 10 beds maximum per site. Servants will not be permitted to live on the property save that the owners are on the site and the servant stays within the same single roof dwelling, otherwise they will leave the property and return daily or as and when required. No separate building will be permitted for the building of servant's quarters.

4.6 **House Size**

The minimum size of a house shall be 120 m2, including verandahs and decks. The maximum house size is not prescribed, but the homeowners association shall be entitled not to approve the plans for any house, which in their sole opinion would detract from the appearance of, or reduce the value of other houses on the Estate. The home owners association shall not be required to give reasons for rejecting such a plan, nor shall they incur liability to any person in doing so.

4.7 **Security**

No fences of any kind, security spikes, razor wire, electric shock wires or any similar devices shall be permitted around houses or the erf.

5. HOUSES

5.1 Aesthetic concept

The built environment on the estate is to project a game lodge visual effect with strict control in terms of the architectural rules as listed. Any external element not described below will be assessed by the home owners association as against the intention of the concept.

5.2 Height restriction

Only single storey dwellings to be permitted. The primary consideration is to safeguard the privacy of the adjacent residents. The maximum height of any part of the building structure is 9m above the natural ground level, measured from the average height of the surrounding area. A maximum wall plate height of 3060mm above FFL will be permitted. The finished floor level shall not be more than 510mm above the surrounding natural ground level at the highest edge and shall not exceed 1,2m above natural ground level on the downward edge. It is encouraged that any plinths be constructed of natural stone or similar material. Attic rooms within the roof volume are permitted.

5.3 Lights

Light at night, which may emanate or from which the sun may reflect, must be concealed by the roof. All task lighting to shine directly down and no general spotlighted areas, which could bother neighbors or game, are permitted. No movement sensitive security lights are permitted. All external lighting to be max 1,0m above natural ground level and to shine down.

6. WALLS

6.1 House walls

Only face brick, stone, wood, plastered, or a combination there of will be permitted. Only hardwearing, waterproof, ultraviolet resistant patented earthy colours coatings, or earthy PVA colours as approved shall be used. No deviation will be permitted.

6.2 Lapa and screen walls

The external screen walling shall not exceed 2,1m in height, shall be finished on both sides, and shall be either wattle/saligna lathe on a plinth, stone, plastered or brick walling to finish as described under house rules. Washing lines and refuse bins are not to be visible.

6.3 Plinths

Plinths are essential design elements and can extend past the external walls to stabilize the external gum pole roof support columns, the preferred finish is natural rock. Colour to be approved and to compliment the prescribed house wall colour. All of these must be to the satisfaction of the Architectural Committee.

6.4 Outbuildings

All garages, staff quarters, housing for electrical meters, shall form an integral part of the single roof dwelling structure, lockable refuse enclosures (as prescribed by the home owners association shall be constructed and finished to match the main house. Garages may however be linked to the dwelling by covered walkway. No habitation of garages is permitted.

7 ROOFS

7.1 Thatched, or Harvey thatch roofs, or natural slate, or naturally coloured cement tiles and Chromadeck sheeting.(as approved by the committee)

Thatch must be used as the roofing finish should the roof pitch be greater than 30 Degrees. Only corrugated profile sheeting will be allowed. All types of roofing materials to be non-reflective. All thatched roofs will require lightning conductors which are certified and comply with the home owners approval. A combination of slabs and pitched roofs is encouraged to reduce the over all scale of the roof.

7.2 Carports

Carports, should it be a designs requirement, is to form part of the main structure design.

7.3 Covered patios

Covered patios must be part of the main structure with approved coverings. No shade netting will be allowed.

8. TIMBER

External timber

All external structural timber to be CCA treated and stained brown.

9. PLUMBING

9.1 Pipes and fittings

No visible supply, vents waste or sewer pipes will be allowed and low-level vent valves in lieu of vent pipes are to be utilized. All main water lines are to be class 10 pipes and fittings. A pressure reducing valve and a flow

meter is to be installed at the entrance of the water supply to the site, to the specification of the home owners association. A **fire-hose** reel SABS standard must be connected to the main pressure pipe and installed.

9.2 **Sewerage disposal**

The requirements for sewerage are set out in section 11.5 of the home owners association entered into between the parties. Every owner shall be responsible for the instillation and maintenance of his own sewerage. The closed or open method may be used, depending on the engineering specifications for each erf and as prescribed by the home owners association. All construction of French drains and septic tanks to be in accordance with the requirements of SABS 0400. The position thereof must be plotted and clearly shown on the site plan and also physically marked on site for approval by the homeowners association.

10. POOLS

Splash pool

Pool pumps must be placed out of sight. Pools with a maximum capacity of 16,000 liters can be installed in an animal proof way, in timber decks or natural at least 500cm above ground.

11. ELECTRICITY & LIGHTING (read with 5.3)

11.1 3 Phase electricity will be supplied by an underground cable to the border of each erf, which point will be the supply point of electricity to the erf.

11.2 An electric current of 3 X 30A will be supplied and must be safeguarded on the main current breaker of the unit.

11.3 All internal electrical installations must comply with the standards of the SABS 0142, (user code for wiring of premises). After completion, but prior to the connection to the electrical network, each owner will have to supply the body corporate with an electrical certificate issued by an accredited person as prescribed by SABS 0142 user code.

11.4 **Low level**

Only low-level lighting 300mm above floor level will be allowed in carports, driveways, service areas and external walkways. Lighting should never be visible from neighboring property.

11.5 **Light fittings (read with 5.3)**

Light fittings for external patios (covered and uncovered) and entrance to be Wall mounted and “eyelid” type fittings shining down.

11.6 A 50mm sleeve from D.B. to nearest point on outside wall where pre-paid metering box will be mounted and a (ABB box 455x430x210) must be supplied.

12 EXTERNAL FITTINGS

12.1 **TV aerials**

Aerials are to be positioned so as to have a minimum visual impact.

12.2 **Satellite dishes**

Satellite dishes to be positioned as to have minimum visual impact.

12.3 **Air-conditioning units**

Wall mounted air-conditioned units condensate drainpipes and conduits to be concealed, or have minimum visual impact.

13. WINDOWS AND DOORS

13.1 Windows

Windows to be painted steel, or hardwood stained brown or powder coated brown aluminum.

13.2 Doors

Same as windows

13.3 Garage Doors

To be painted steel or horizontally slatted hardwood doors stained brown.

13.4 Rainwater storage tanks (cisterns)

No visible rainwater storage tanks will be allowed.

14. REFUSE AREA

Lockable storage rooms for refuse bins accessible from outside. No refuse bins to stand openly in yards.

15. GARDENS

15.1 Lawns

Lawns are permitted to a max 100m2, subject to the approval of the Architectural
Committee.

15.2 Plants/trees

No exotic plants will be permitted. Owners will be required to obtain permission from the estate manager for the removal of any existing trees. Should this be allowed, the cost of this will be born by the owner.

16 ARCHITECTURAL DESIGN GUIDELINES

16.1 All building plans must be in accordance with the Design Guidelines and Architectural Guidelines applicable to the development and must be approved by the architectural committee. This applies also to any subsequent alterations and additions to existing structures.

16.2 Stands may not be sub-divided.

16.3 No boundary demarcation of individual stands of any type is permitted.

16.4 Lean-to or temporary carports will not be permitted.

17. CONDITIONS WITH REGARD TO ALL CONTRACTOR ACTIVITY

17.1 Introduction

The home owners association has adopted certain rules relating to Contractor activity within the estate.

The primary intention of the provisions hereunder is to ensure that all building activity occurs with the least possible disruption to members/residents and on the environment. In the event of any uncertainty, members and/or their contractors are most welcome to contact the appointed estate manager.

17.2 **Legal status**

17.2.1 The conditions governing building activities, which are set in this documentation, are rules adopted by the home owners association and are therefore binding on all owners, their contractors and sub-contractors. Furthermore, all owners are therefore obliged to ensure that their contractors and sub-contractors are made aware of these conditions and comply strictly with them.

17.2.2 Owners are therefore required to include these conditions in their entirety in any building contract concluded in respect of property within the estate, and all such contracts shall be required to be submitted to the home owners association for prior approval.

17.2.3 The home owners association via the estate manager, has the right to suspend any building activity in Contravention of any of the conditions herein, including the design guidelines, and the home owners association accepts no liability whatsoever for any losses sustained by an owner as a result hereof.

17.3 **Conditions regarding selection of building contractors**

17.3.1 No contractor is permitted onto the estate unless he has concluded a contractor’s Agreement with the home owners association and paid the required deposit, which may be varied by the from time to time.

17.3.2 A member may request the home owners association via the estate manager to appoint a contractor from a list of recommended contractors to construct any building for which plans have been approved within the design guidelines.

17.3.3 A member may nominate his own contractor to undertake building provided that such contractor receives approval from the home owners association via the estate manager and operates within design guidelines.

17.3.4 The estate manager, his appointed representative or the registered architect of the resident, shall be responsible for monitoring the adherence to these conditions and the design guidelines as set out from time to time.

17.4 **Conditions regarding building contractor activity within the estate**

17.4.1 Contractor activity and deliveries shall only be permitted during the hours of 7:00 To 17:00 hours Monday to Thursday and 7:00 to 14:00 hours on Friday.

17.4.2 No contractor activity is permitted on Saturdays, Sundays or public holidays, without the express permission of the estate manager. This time is considered as Private time. Specific application for contractor activity during private time must be lodged with the estate manager and adjacent neighbors, one week prior to the proposed period of work.

17.4.3 All workers of permanent contractors and sub-contractors shall be in possession of a valid estate identity card and must enter the estate in an approved vehicle. or alternatively obtain a casual employee ID card at the security gate, by lodging a valid ID document, which shall be handed back to the worker on the return of the estate ID card, each day. All such workers will gain entry to the estate through a designated only entry point.

17.4.4 The contractor shall provide facilities for rubble disposal and ensure that their employees use such facilities. The contractor shall remove all rubbish and rubble from the estate, each day. No rubbish or rubble shall be burnt on the site.

17.4.5 No concrete or other building material may be mixed directly on the ground, mixing platforms must be provided.

17.4.6 No materials shall be off-loaded by a supplier onto road verges or roadways. All materials shall be off-loaded onto the designated contractors yard area for the receiving contractor. Likewise the contractor shall not remove ruble, rubbish or materials to within the road verges or roadways.

17.4.7 Delivery of materials to site or to designated yards shall not be permitted during private times as defined above.

17.4.8 The area of the building site, will be demarcated by Hessian, or such other material approved by the homeowners association and no workers employed on the building site are permitted to leave that demarcated area.

17.4.9 The contractor shall provide portable chemicals toilet facilities for use by its workers. No pit latrines will be permitted. All toilet facilities will be maintained in a sanitary and healthy manner.

17.4.10 No building contractor or sub-contractor boards shall be permitted on the building sites within the estate.

17.4.11 The member and the contractor shall be jointly liable for any damage to kerbs, plants, roadways, fences, gates and private property. Such damage shall be rectified to the satisfaction of the estate manager or his representative at the cost of the owner and contractor.

17.4.12 Should the home owners association have any concern about the conduct or performance of any contractor, sub-contractors or their employees, he matter shall be referred to the estate manager whose ruling on the incident(s) shall be final.

17.4.13 The member, contractor and sub-contractors shall not claim at any time that they are not aware of the existence of these rules and any other applicable to their respective obligations and it is incumbent upon each owner to ensure that every contractor and/or sub-contractor in his employ is aware of their respective responsibilities.

17.4.14 The home owners association reserves the right to amend the foregoing at any time under advice from the estate manager. Any changes to the foregoing shall be circulated to all owners, active contractors and newly appointed contractors and sub-contractors, in writing with in 7 (seven) days of a change having been approved.