

BLUE VALLEY GOLF & COUNTRY ESTATE

RESIDENTIAL DESIGN GUIDELINES

1. INTRODUCTION

- 1.1. The purpose of these design guidelines is to encourage individual creativity while fostering a unity of materials and finish to ensure that the overall development harmonizes to create a balanced lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high quality aesthetic with maximum privacy.
- 1.2. The construction and improvements should commence and be completed within two years from the date of registration of transfer of ownership of the particular stand (this pertains to the original purchaser from the developer please refer to conditions of purchase in your Title Deed). In order to reduce inconvenience to neighbours, as well as unsightliness, construction should proceed without lengthy interruptions and should be completed within 12 months from the date of commencement. Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the Home Owners' Association.
- 1.3. The design of the dwelling unit and the entire stand should show a special sensitivity to the existing natural features, flora and topography. Permission is required before any existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures must be taken into account in the design process.
- 1.4. The controlling and preferred architect for the development is Incredible Spaces CC Tel: 012 807 5221 who will also be responsible for the approval of all plans and buildings on behalf of the HOA. It is strongly recommended that if an alternative architect/draughts person is employed by the purchaser, that such architect/draughts person consult with the Aesthetic Controller prior to the design of the proposed house to determine the intent of the design parameters set for the development.
- 1.5. The design of the dwelling should complement the existing style, and be in harmony with the existing theme and character of the existing houses in Blue Valley Golf and Country Estate, and owners and architect/draughts person are required to use prominent to the or "Tuscan" style, however it is to the discretion of the aesthetics controller that some modern elements will be allowed. This will apply to all renovations and additions to existing dwellings as well. The Aesthetics committee will have the sole discretion to approve/decline a submitted design.
- 1.6. No residential stand may be subdivided or rezoned for any other use than for a single dwelling with outbuildings.
- 1.7. Erven may be consolidated with prior written permission from the developer in which case the owner will be liable for the combined levy pertaining to each particular stand.
- 1.8. No boreholes may be drilled on any erf.

1.9. Building Contractor:

The purchaser must ensure that the Building Contractor to be used by the purchaser to erect the buildings on the property, complies with the following criteria, namely:

- 1.9.1. The building contractor has to be registered with the National Home Builders Registration Council;
- 1.9.2. The building Contractor has to be registered with the HOA Security and sign a code of conduct compiled by the HOA. If the contractor does not comply with this code of conduct the HOA can stop all building work for the relevant contractor as per guideline 9.4.
- 1.9.3. The purchaser and/or Building Contractor will not be allowed to carry on any building works on the Property unless he is in possession of the two abovementioned Accreditation Certificate by the BVHOA.
- 1.9.4. The Accreditation Certificate issued by the BVHOA will only be valid for a period of 12 (TWELVE) months after the issuing of such certificate and the purchaser and Building Contractor will therefore have to apply for such registration certificate on a yearly basis. Registration is only valid for a specific stand.
- 1.9.5. The contractor should register each and every stand that is in progress that is not yet registered and also to all new building work to be done.
- 1.9.6. The HOA shall be entitled to refuse re-registration of any building contractor, should the standard of work, adherence to the Architectural Guidelines and security rules and/or management and control of the employees of the Contractor or of any of its sub-contractors by the Contractor not be to the satisfaction of the HOA.
- 1.9.7. A building performance deposit of R10 000 is payable by the building contractor before commencement of construction as more fully set out in clause 9.2 hereof. This amount is not transferable to another stand.
- 1.10. Owners are to complete their houses, as per the originally approved building plans, within a year from date of registration with the HOA. Failure to comply with the approval may result in penalties being impeded.

2. TOWNPLANNING CONTROLS

2.1. COVERAGE, HEIGHT AND DENSITY OF UNITS

Maximum dwellings per erf - One dwelling only.

Maximum height - 2 Storey (10m as per City Council Town Scheme)

Provided that the first storey be restricted to 50% of the ground storey,

Coverage (As per Centurion - 60% for single storey dwellings. Town Planning Rules)50% for double storey dwellings provided that the first storey is limited to 50% of the ground storey and **exclude all double volumes and stairways on First floor**

2.2. BUILDING LINES

Street Boundary

Single storey dwellings - 4 m from the boundary, which may be relaxed to a minimum of 3 m from the Street boundary to the discretion and approval of the controlling architect. Approval will be granted only if adjacent stands and the streetscape is not influenced

Double storey dwellings - 4 m from the street boundary.
(a building line relaxation will be required at city council)

Garage - 5 m from street boundary.

Side space: Single storey - 2 m from boundary.

Side space: Double storey - 2 m from boundary.

Erven larger than 700sqm - Take note that as per City Council Town Scheme all erven larger than 700sqm are subject to a 3m Southern building line

Golf course boundary - 5 m from the site boundary for dwellings but 1,5 m for gazebo's, pool houses etc.

Erven next to K27 Road Reserve - 16m Building line from the boundary of the K27 road reserve where 10m can be applied for from Gautrans. Please take note that owners are required to get approval from Gautrans before the BVHOA will approve their plans

All building line relaxations are subject to neighbour's consents and City Council approval

2.3. TREATMENT OF STAND BOUNDARIES

2.3.1. STREET BOUNDARY

2.3.1.1. Owners are encouraged not to build any walls on the street boundary or within 2 m from the street boundary, but rather to use bermed landscaping and/or the structure of the buildings to create privacy and enclosure for children and pet animals.

2.3.1.2. A maximum height of 1,2 m for fencing will be permitted on the street boundary. A painted palisade type fence must be used as per the controlling architects design details (Addendum A – wall type A) Planting to the front of the fence is encouraged. No continuous walls will be allowed but plastered piers may be used at intervals of not less than 3 m intervals.

- 2.3.1.3. Screen wall elements not exceeding 1,8m in height and 6m in length may be used for screening of pools, patios etc. but must be designed as part of the garden and landscaping design and must be approved in writing by the controlling architect. The use of curved or feature walls will be encouraged for this purpose. (Addendum B – wall type C)
- 2.3.1.4. Retaining walls are to be coordinated between adjacent owners, certified by a Professional Engineer, and comply with National Building Regulations

2.3.2. SIDE SPACE

- 2.3.2.1. The side walls between property boundary walls may be provided at a maximum height of 1,8m over the extent of the boundary as may be required to screen off an approved use or area, but no screen wall may be erected within 5 m from the street or golf course boundary unless approved by the controlling architect. Only type A/B/D/E/F screenwalls are allowed to be erected as per the controlling architects details (Addendum A,B&C)
- 2.3.2.2. Only 1 screen wall between properties may be erected in any position in accordance with A/B/D/E/F type screening. (Addendum A,B&C)

2.3.3. BOUNDARY FENCING TO THE GOLF COURSE

As for street boundary.

2.3.4. GARY PLAYER (ST. ANDREWS) BOULEVARD

As St. Andrews Boulevard is the main route from the entrance to the Estate, the treatment of stand boundaries has a great impact on how the Estate is perceived. Special rules apply to stands bordering the Boulevard - See Addendum E.

- 2.3.4.1. The use of berms and landscaping is encouraged to create alternative privacy for home owners bordering the Boulevard.
- 2.3.4.2. A 1.2 m high palisade screen wall (as per Addendum A, wall type A) must be used between building and boundary lines to the Boulevard. Palisade columns to be painted as for the colour scheme of Blue Valley and all steel work must be painted black, dark brown or dark green.
- 2.3.4.3. A screen wall (feature wall) of 1.8 m high and 6 m wide may be used on the boundary.
- 2.3.4.4. Home owners must submit a scale 1:100 drawing of the Boulevard elevation of the house and edge detailing, as well as indicate all plants and walls on the submitted plans.

2.3.5. STORM WATER RETICULATION

- 2.3.5.1. Boundary wall requirements:

- 2.3.5.2. Boundary wall on the lowest situated position on a property should have surface water drainage outlets of 110mm diameter at 2m centers along the entire length of wall.
- 2.3.5.3. Storm water should be reticulated away from the building, and there should be no obstructions to the natural flow of storm water.
- 2.3.5.4. All retaining walls shall have drainage outlets provided at the lowest possible level. The outlet can be in the form of 110mm pipe at 2m centers.
- 2.3.5.5. Should there be an adjacent vacant stand situated at a higher position than your property you will be required to provide outlets of 110mm diameter at 2m centers for storm water in that boundary wall.
- 2.3.5.6. All existing houses in the estate should also comply with these requirements as listed above.
- 2.3.5.7. For any further information regarding the above mentioned please consult the Estate manager on obtaining a copy of “Annexure B – General principles to storm water drainage between neighbouring properties”
- 2.3.5.8. **SUBSOIL/GROUND WATER RETICULATION** – Each owner will be responsible to reticulate and manage any subsoil/ground water to the nearest and lowest point of the property. Council will then be able to reticulate the subsoil/ground water from outside the property if and where necessary.

2.4. BUILDING DESIGN GUIDELINES

- 2.4.1. All plans must be submitted for approval to the Home Owners Association for approval by the Aesthetic Controller (Incredible Spaces). Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the owner’s responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
- 2.4.2. **ENERGY EFFICIENCY IN BUILDINGS:** Please note that according to SANS 10400 & 204 all buildings should be orientated to face approximately true north. If buildings cannot be thus orientated, they shall be oriented to achieve the lowest net energy use. Living spaces should be arranged so that the rooms where people spend most of their hours are located on the northern side of the house. Uninhabited rooms such as bathrooms and store rooms can be used to screen unwanted western sun or to prevent heat loss on the south facing façades. Living rooms should ideally be placed on the northern side. Please note that it is each Architects responsibility to ensure that all energy efficiency calculations are provided on the submitted plans (as required by the City Council). The BVHOA will not be held responsible to check if the calculations are correct that is the responsibility of the City Council to approve.
- 2.4.3. The privacy and views of surrounding properties should be considered as a premium. As a general rule no balconies on the upper storey should overlook the living space of the adjacent dwelling without approval from the relevant neighbour. Please note that should you have any balconies overlooking a

neighbouring property you will be required to obtain your neighbours consent prior to HOA approval.

- 2.4.4. No staff accommodation should be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design. Staff accommodation must be kept to 255mm above the Natural Ground Level in order to provide privacy to adjacent stands.
- 2.4.5. Staff accommodation and kitchen yard and drying yards should open onto screened yards or patios.
- 2.4.6. Outbuildings and additions should match the original building design in style, elevation and material usage. All plans must indicate at least one enclosed garage and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
- 2.4.7. Yard and screen walls should be similar to the basic materials and colours of the building and comply with item 2.2.
- 2.4.8. No garden sheds, Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are to be visible from the road or golf course and may not be placed in the side space (building lines).
- 2.4.9. No shade netting may be used.
- 2.4.10. Solar heating panels and standby generators - please refer to guideline no 5.3
- 2.4.11. Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown and annotated on the approval drawings.
- 2.4.12. All exposed plumbing and washing lines should be fully screened and not be visible from the street or from the Golf Course.
- 2.4.13. No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 2.4.14. No dwelling may be smaller than 250m² (all building areas included).
- 2.4.15. Only approved smoke free type fireplaces and braai units are allowed.
- 2.4.16. Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps etc. must be designed into the buildings and / or adequately enclosed or screened off from view.
- 2.4.17. Where air-conditioning units are used, the owner is to ensure that the units and all pipe work are well concealed. Pipe work is preferably to be installed ducts, and as a minimum requirement to be inside painted trunking. All condenser units are to be well screened of from view of the street and Golf Course.
- 2.4.18. The light source to all external lighting (excepting under covered patio or gazebo roofs), wall mounted or otherwise, may not shine onto adjacent properties. The intention is that all site lighting will be subdued and indirect.

All site lighting is subject to neighbours' approval. Should any owner want to make use of any type of coloured lights, a formal application must be submitted to the Aesthetics Controllers for approval by the Aesthetics Committee. Should any coloured lights be installed without pre-approval the owner will be required to remove it.

2.4.19. It is the duty of the owner, owner's architect, contractor and/or sub-contractor to familiarize itself by way of inquiries at the Centurion Town Council with the current and proposed municipal services and their allocation on the whole of the Blue Valley Golf & Country Estate. These municipal services include, but are not limited to water and electrical services, sewerage removal, storm water pipes and drainage. The Developer and/or the Home owners Association will not in any way whatsoever be liable for any damage which any owner, owner's architect, contractor or sub-contractor may suffer as a result of the existence, situation or otherwise of any of such municipal services.

2.4.20. It is the duty of the owner, owner's architect, contractor and/or subcontractor to familiarize them with and ascertain the correct boundaries of any applicable erven to ensure that the pegs indicating the boundaries are in accordance with the General Plan and to adhere to such boundaries and all the other boundaries as set out in this Residential Design Guidelines. The Developer and/or the Home Owners Association shall not be responsible for pointing out or indicating the position of any Surveyor's beacons or pegs in respect of any erf nor shall the Developer and/or Home Owners Association be liable for any costs in determining same.

2.4.21. Swimming pools & Water features: It is the owners responsibility to familiarize themselves with the NBR rules regarding pool safety. No swimming pool or water features should be directly accessible to the public from any public area. As a general rule no water features are allowed to be deeper than 300mm should it be deeper than 300mm you will be required to either install a net over it or install a steel mesh/grid under the water level

3. APPROVED BUILDING MATERIALS

3.1. ROOF COVERINGS

3.1.1. Concrete or natural terracotta roof tiles:

Marley Monarch, Modern & Double Roman designer range concrete roof tiles on 17,5°(for lean-to roofs) and 22- 30° pitch for the main roof.

Colour: Pescara - pre-blend type. (Blend to be approved by the controlling architect), or brown, terracotta, autumn blend, Black M22, Grey & Charcoal colours as per samples to be provided by the aesthetics controller

3.1.2. Natural slate (multicolour autumn blend type only).

3.1.3. Flat roofs - waterproofing to be non-reflective and must be covered with gravel / stone chips or terracotta paving tiles. Flat roofs may not exceed 20% of the ground floor area and 10% of the first floor roof area of the building and must preferably be screened by surrounding sloping roofs.

3.1.4. No galvanized gutters and down pipes will be permitted. All exposed gutters and rainwater goods to be Chromadek pre-painted to match the colour of the buildings.

3.1.5. No thatch, asbestos cement or other tiles, or metal roofs will be permitted.

3.2. WALLS

3.2.1. External masonry walls shall be a minimum 230 mm brick finish receiving plaster.

3.2.2. Wall colours are to be similar to the existing colour scheme in Blue Valley. Only subtle earthy colours will be allowed and bright intense colours are discouraged. Colour samples of the intended colours are to be presented to the Aesthetic Controller for approval. The HOA will have the right to enforce penalties on owners who, to the discretion of the HOA does not comply with the general colour scheme of Blue Valley. All owners are required to apply for approval of wall colours when your house reaches 85% completion.

3.2.3. If an owner repaints his house he should submit a colour card to the Aesthetics committee, and failing to do so, the owner will carry the cost of repainting the house if the colour is not correct. If the owner fails to paint his house the correct colour, penalty may be imposed on the monthly basis until the colour of the house is corrected.

3.2.4. The use of textured plaster (i.e. brushed or scratch plaster) is encouraged.

3.2.5. Face brick: Face brick may only be used for feature walls and samples of the intended brick is to be presented to the Aesthetic Controller for approval. As a rule only 10% of an elevation would be allowed to be face brick.

3.2.6. Plinths: Autumn blend colours only, eg. Brown, terracotta, beige etc. as per samples presented to the controlling architect. Plinths to be maximum height of 680 mm. For steep sloped sites, the Aesthetic Controller could, to his discretion, require a drawing with professional surveyed contours and elevations indicating the intended floor levels.

3.2.7. Coloured, textured wall coatings such as Gamma Zenith PlasterTech earthcote, etc. may also be used within the approved colour range as for plaster colours. The type of finish is to be approved by the controlling architect.

3.3. WINDOWS, SHUTTERS AND DECKS

3.3.1. Only timber or aluminium (bronze, natural anodized, white or grey powder coated) will be permitted. The use of timber shutters and decks will be encouraged. No standard type steel windows will be permitted.

3.3.2. Should owners wish to install any type of awnings over patio/balcony doors, they need to submit a set of drawings showing positions and type of awnings prior to installation of such awnings. Please refer to pg. 25 for examples

3.4. DRIVEWAYS, PARKING, PAVING AND LANDSCAPING

- 3.4.1. Landscaping on sidewalks must be undertaken within the integrated landscape language of Blue Valley Golf & Country Estate to be approved by the Aesthetic Controller with assistance from the appointed landscaping consultant.
- 3.4.2. The landscaping theme of Blue Valley Golf & Country Estate is to encourage the use of indigenous trees and plants as per the landscape design. The golf course is to be planted with indigenous species in accordance with a landscape theme. The portion of all properties that border on the golf course and the portion of all properties between the building lines and the street boundary should be landscaped accordingly (no artificial planting will be allowed).
- 3.4.3. All driveways to be fully paved with autumn coloured pre-approved (brick or concrete block) pavers. No painted driveways shall be accepted. No interlocking pavers will be allowed.
- 3.4.4. Materials not permitted are gravel, broken stock bricks, grey interlocking cement pavers & unfinished concrete driveways.
- 3.4.5. Driveway widths are limited to Max.10m, at the junction with the public road. The width of the driveway will be determined by the amount of garages, however each application will be handled individually, and the breaking-up of paved areas with landscaping pockets takes preference. Should your driveway not correspond with your approved plan you will be required to remove or rectify to comply with the Blue Valley Design Guidelines. Should you not comply fines may be implemented for non-compliance. Visitors and open parking bays are to be screened with planted berms and / or planting from view of the street.
- 3.4.6. The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Trees planted in the road reserve must follow the guidelines set for that street.
- 3.4.7. Planting and hedgerows are also encouraged where palisade fencing is used.
- 3.4.8. Houses erected on the visual slopes of the site will need special attention to reduce the interruption to the horizon line and any other potential visual impact. This will need to be done by, inter alia, additional landscaping and controls to the scale of the buildings. Where possible, cut and fill to be minimized and the buildings rather to be “terraced” down the slope of the site. Note: The maximum height of facebrick plinths above natural ground level will be limited to 680 mm and must therefore step down the slope of the erf where applicable.

3.5. GARAGE DOORS

- 3.5.1. Only timber garage doors and/or coloured Chromadeck (colours: white, dark green or a colour to match the exterior of the house) may be used. Garage openings must preferably not face the street, but should ideally be side boundary facing if at all possible.

4. PROHIBITED BUILDING MATERIAL

4.1. The following building materials to be prohibited:

- 4.1.1. Unpainted plaster, unplastered brick walls or concrete block walls.
- 4.1.2. No precast concrete walls. No swimming pool type mesh fencing will be allowed.
- 4.1.3. Unpainted reflective or painted metal sheeting or shade netting.
- 4.1.4. Thatch roofs for houses and/or lapas.
- 4.1.5. Wood panel fencing.
- 4.1.6. Razor wire, security spikes or similar security features.
- 4.1.7. Standard type steel windows.
- 4.1.8. No externally fitted burglar bars will be permitted (only internally fitted painted black type will be approved).

5. GENERAL

5.1. LIQUEFIED PETROLEUM GAS (LPG)

If an owner wants to install Liquefied Petroleum Gas (LPG), the following requirements have to be adhered to:

- 5.1.1. A plan of installation must be submitted to the local authority for approval.
- 5.1.2. The installation must be done by a person that is qualified and registered with the LPG association
- 5.1.3. A copy of the registration certificate of the person mentioned in paragraph 4.5.2 above must be submitted with the plans.
- 5.1.4. The test certificate for the installation must be issued to the owner.
- 5.1.5. Upon completion an inspector from the Fire Safety division must conduct an inspection.

5.2. SOLAR WATER HEATERS

The general shortage in electrical supply in South Africa, as announced by Eskom in January 2008, has necessitated review of the abovementioned HOA's rules and regulations on solar units for the heating of water. The HOA's support the drive towards the installation of solar units, to the following amended rules:

- 5.2.1. Systems preferred by the BVHOA listed from most recommended.

UPS – inverter system.

Gas stove – to be submitted to the local authorities for approval.

Solar heating for geysers.

Petrol and diesel generators.

- 5.2.2. The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube–type or flat panel-type) may be visible – no external geyser, header tanks or coiled pipes may be visible. The solar panels must be incorporated into the basic structure and may not – where visible – be placed on an elevated structure.
- 5.2.3. All geysers fitted outside on flat roofs are to be enclosed in an aesthetically pleasing enclosure. All solar panels installed and also to be installed should be submitted to the BVHOA for approval.
- 5.2.4. Enquiries for the approved types of solar panels can be made to the Estate manager’s office.

5.3. STANDBY GENERATORS

- 5.3.1. Generators must be installed in such a way that it does not create a nuisance to neighbours. Generators that are permanently or semi-permanently installed (semi-permanent shall be a unit being in the same position for more than 30 days), must be visibly screened and indicated on plans approved by the BVHOA. All generators already installed must be submitted for approval by the BVHOA. Generator noise levels should be during the day 50dBA, and during the night it should only be 40dBA, this is according to the metropolitan municipality of Tshwane.
- 5.3.2. Generators installed must comply with the following:
 - The necessary precautions should be taken to reduce noise.
 - The generator should have a sufficient and effective exhaust system.
 - The generator should have the necessary auto cut-in and out unit in case of power failure.
- 5.3.3. Enquiries for the approved types of standby generators can be made to the Estate manager’s office.

5.4. TELKOM CONNECTIONS

- 5.4.1. Please note that all properties in the following extensions; 20, 22, 23, 37, 38, 55, 56, 72, 76, and 77; the owners are required to obtain a copy of the application forms from the Blue Valley admin office at the Blue Valley main gate and submit application as soon as possible to ensure that the lines are installed. Please confirm Telkom point position with the Developer or the Aesthetics office, the Telkom connection and sleeve to house is to be clearly shown and indicated on the building plans to be submitted for approval.

6. EXTENSION OF BUILDING PERIOD

A person contemplating a stand at Blue Valley upon which building penalties are being levied or are about to be levied, cannot make it a condition of sale agreement that the BVHOA grant the purchaser a building extension for 12 months.

On application to the BVHOA, as soon the purchaser provides the necessary purchase guarantees for the property, the BVHOA will grant the new owner a 3 month building

extension to enable him to get his home development project to the stage that the owner is ready to commence building. This entails:

- 6.1. Plans to be approved by the BVHOA Aesthetic Controller and the City of Tshwane (i.e. a copy of BVHOA and municipal stamped plans needs to be given to the BVHOA Estate Manager), registering a NHBRC registered builder with the BVHOA Estate Manager, and ensuring that the R5000 Residential Design Guideline deposit and R10, 000 Construction Deposit have been paid to Trafalgar (i.e. he must be ready to start building). Please note that NO building deposits will be released unless your house complies with the Blue Valley Residential Design Guidelines and if inspections have been done by BVHOA and the City Council
- 6.2. Giving the BVHOA Aesthetic Controller a reasonable indication of the cost of the building and proof that the owner can finance this cost. I.e. that a building bond has been registered against the property, and/or that the owner has sufficient cash reserves (and/or is able to generate sufficient disposable income over the construction period) to meet the balance of the construction cost. If the owner is selling his existing home and can prove that the purchasers of this property have already issued a bank guarantee (i.e. the sale of her existing home cannot be reversed) this will also be acceptable.
- 6.3. Gives an indication when construction of the new dwelling will commence and when it will be completed within a reasonable time frame. (Generally 1 year should be more than sufficient. If a basement is being built (i.e. additional slab) and/or a large house over 600m², a further 2 to 3 months construction period may also be granted by the Controlling Architect). If construction is stopped on site building penalties will be enforce immediately.
- 6.4. Only after all these conditions have been satisfied will the BVHOA will grant the owner a further EOT to complete the building (12 - 15 months).
- 6.5. All of the above mentioned documentation is to be submitted to the Trafalgar office and only if all documentation is submitted the application will be forwarded to the Aesthetic Controller for consideration.

7. BUILDING PLAN SUBMISSION AND BUILDING INSPECTIONS

The following must be adhered to before building plans and approval of building operations will be considered for inspection :-

- 7.1. A non-refundable plan approval fee of **R2200** (incl. VAT)
R1300 for additions
R785 for alterations, is **payable to Incredible Spaces**.
The plan approval fees will escalate annually
- 7.2. The approval and inspection fee will not be required in the event of the Aesthetic Controller being appointed as the project architect.
- 7.3. **If the submitted plans are not approved upon the 4th submission or within 6 months from the 1st submission, a re-scrutiny fee of 50% of the current submission fees will be applicable. Plan scrutiny will not proceed unless the re-scrutiny fee has been settled in full.**
- 7.4. Upon submission of building plans, a residential design compliance deposit of R5000 (**payable to Trafalgar**) will be deposited and held in trust (free of interest) by

the HOA. Proof of payment of the deposit must be faxed through to the controlling architects. A Construction building deposit of R 10 000 will be deposited by the building contractor of the owner before commencement of construction on the relevant erf at the HOA office at the Main Entrance Gate, Blue Valley Golf and Country Estate, Centurion and to be held by the same, (free of interest). In case of any Alterations or Additions the residential design compliance will be R2 500 and the Construction Building deposit will be R5 000.

The deposit amounts will be used in event there is a breach on non performance to remove rubble or make good any damage caused by the Contractor or his sub-contractors or suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.

The deposits will be forfeited if there is any non-compliance or breach of any or all of the provisions of the Blue Valley Golf & Country Estate Residential Design Guidelines by the owner, contractor or sub-contractors or suppliers.

The building performance shall be released subject to the HOA issue of the Guideline Compliance Certificate from the Controlling Architect. Please note that NO building deposits will be released unless your house complies with the Blue Valley Residential Design Guidelines and if inspections have been done by BVHOA and the City Council

And shall only be refunded within 14 days once all the above documents are correctly completed and submitted to the Estate Manager

The HOA reserves the right to prevent the occupation of any houses if the above is not fully adhered with. Plans are to be submitted to Blue Valley Estate at the Blue Valley Gatehouse with the administrative officer or Incredible Space's office before 12:00 every Wednesday or as per arrangement.

7.5. The HOA plan approval committee will sit every two weeks for inspection of plans. The Aesthetic Controller will inform the relevant architect / designer regarding the feedback from HOA Meeting – Aesthetical committee meeting.

7.6. **For a first submission one full set of drawings, signed copy of these guidelines and submission form will be required.** All plans necessary for City Council approval must be submitted before final approval together with an extra rendered paper copy to be kept for record purposes by the HOA. Plan approval fees from the City Council are for the building owners account.

7.7. The following items must be clearly shown on the plans:

- Ground floor/First floor ratio %
- area of dwelling, including patios and outbuildings.;
- coverage (%) and height above original natural ground level;
- building lines;
- all external finishes, including a colour specification;
- boundary wall / fence details, including elevations;
- drainage and how it is concealed, as well as the sewer connection.
- layout of driveway.
- Telkom connection & sleeve to house to be shown on site plan (if available from Developers office)

- Window & Door schedule
- Electrical layout
- Energy efficiency calculations/report (provide on plans/ A4 doc.)
- Intended external paint colours specified, sample/swatch to be submitted

7.8. Inspection by the controlling architect. The Aesthetic Controller may carry out site inspections during the following stages of construction:

- Surface bed level.
- Completion of roof structure.
- Practical completion.

The Aesthetic Controller will inspect the works at any stage during construction and may request any reasonable alterations and/or additions to ensure that the general design guidelines as intended for the development are implemented.

The home owner is responsible to notify the developer / HOA as to when the stages of completion as set out above have been resolved in order to arrange for the architect to inspect the works. (At least 5 days' notice is required for this arrangement).

The Aesthetic Controller will do 2(two) final inspections to determine compliance with the Design Guidelines. Thereafter each additional inspection will only be done after an inspection fee has been paid to the Aesthetic Controller to the amount of R500 (Excl. VAT).

7.9. Re – inspection after occupation inspection will be charged at R500 Excl. VAT.

7.9.1. Occupation of the premises will only be allowed after the homeowner has received the Design Guidelines Compliance Certificate from the HOA, after which the Occupation Certificate from the City Council will be issued by Council. A copy of both certificates is to be submitted at the Blue Valley gate house with the Operations Manager before occupation of the premises will be allowed.

7.9.2. The HOA Design Guidelines Compliance Certificate will not be issued by the HOA, unless the HOA is satisfied that the new residence complies with the Design Guidelines. Please note that only after the HOA is satisfied that the building fully complies with the Blue Valley design guidelines will the deposits be released.

7.9.3. The Aesthetic Controller will do two final inspections to assess the status of completion and whether a Design Guidelines Compliance Certificate could be issued. Thereafter any additional inspections requested by the home owner would be charged by the Aesthetic Controller for the account of the home owner for each and every inspection made. The amount will be determined by the HOA.

8. ACKNOWLEDGEMENT

The above document is fully understood and the Contractor and Owner undertake to comply with the above points, in addition to any further controls which may be instituted by the HOA or the Developer from time to time in the form of a written notification and to

ensure compliance by any sub-contractors employed by the Contractor, and any suppliers to either contractors, sub-contractors or owners.

It is hereby placed on record that should the owners, the contractors or any sub-contractors fail to comply with the terms and conditions of this document, the owner as the responsible party would be in breach of agreement, and should the owner fail to remedy such breach within 7 (seven) days from date of delivery of a notice by the Home owners Association to this effect, the Home owners association will have the right inter alia:

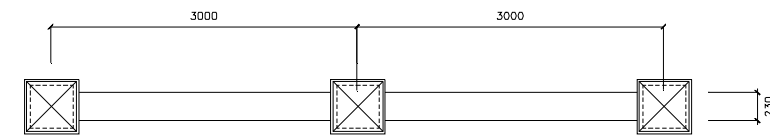
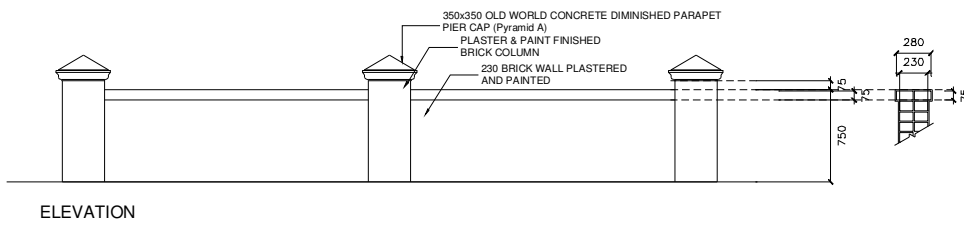
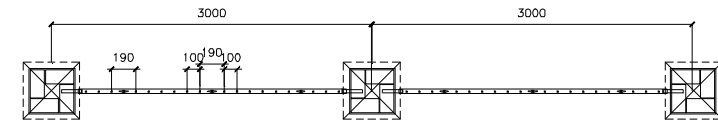
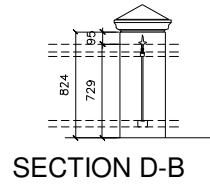
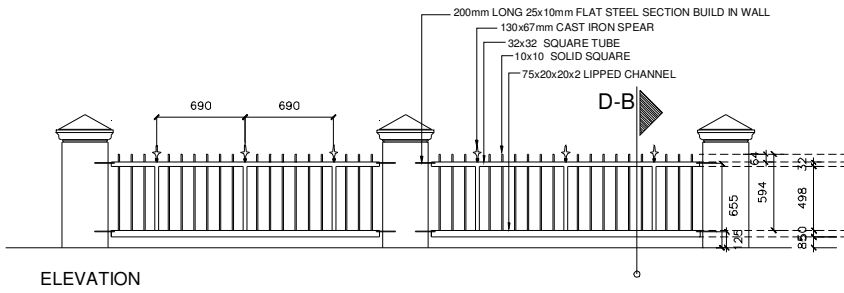
- 8.1. Apply for an interdict on an urgent basis to prohibit any further building works on the premises and/or to rectify any transgressions, the costs whereof will be borne by the owner.
- 8.2. Will be entitled in addition to clause 9.2.1, to calculate any damages that the Home owners Association has suffered on account of the breach of contract by the owner and be entitled to without derogating from any other remedies available to the Home owners association in Law, institute a claim for damages suffered as a result of such breach of contract, which costs will also be borne by the owner.
- 8.3. Will be entitled in addition to clause 9.2.1 and/or 9.2.2 to, in terms of clause 27.2.3 of the Articles of association, impose a system of fines and other penalties as resolved by the Home owners Association from time to time.
- 8.4. Will be entitled in addition to clause 9.2.1 and/or 9.2.2 and/or 9.2.3 to perform the work and/or services which is required to be done or provided, or to rectify the breach, at the expense of the member and shall be entitled to recover all expenditure in connection thereof from the member, together with interest calculated thereon at prime bank rates, for the period date of expenditure to date of payment.
- 8.5. These options will not limit any other remedies that the Home Owners Association and/or the Developer may have in law.

..... Owner's Name Signature
..... Date Signed Witness's Signature
..... Stand Number

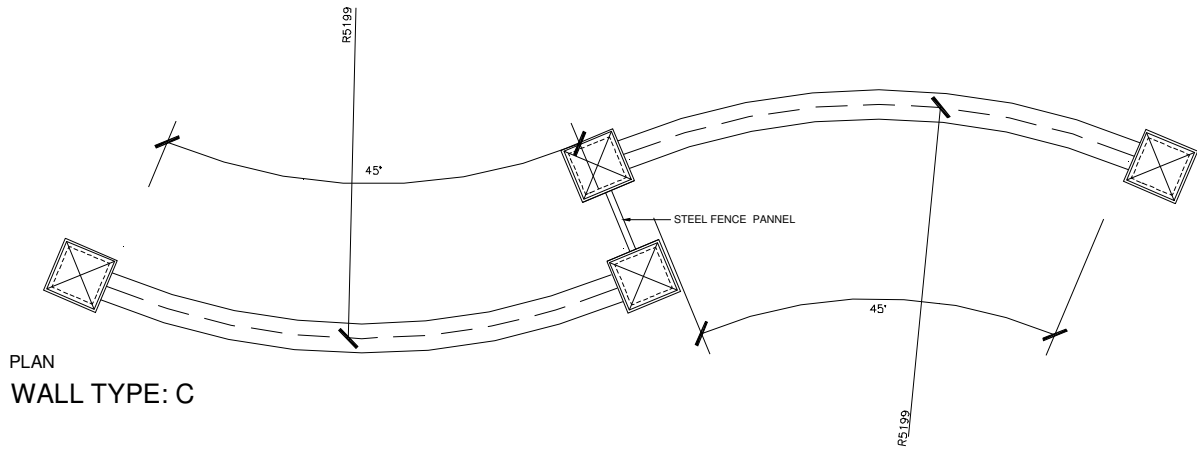
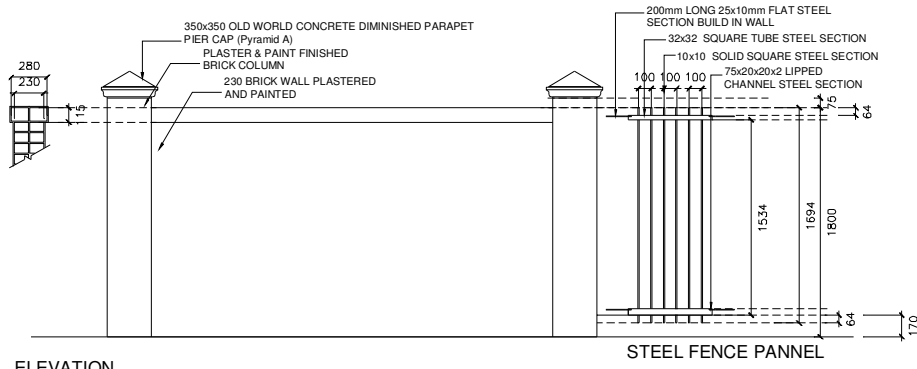
Contact Numbers:

Tel: (Work)	Tel: (Home)
Fax. No	Cell No
E-Mail	

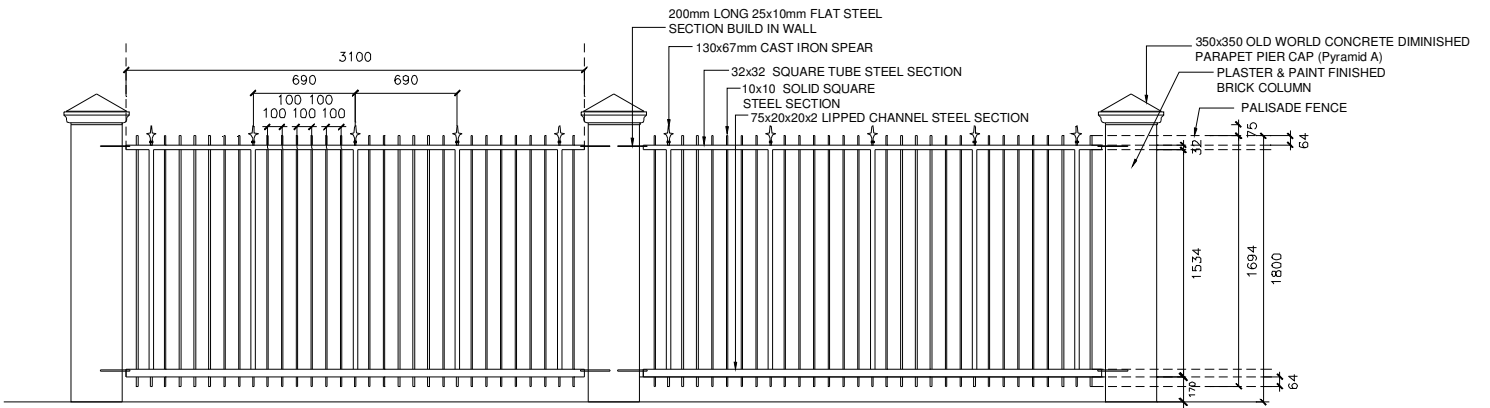
ADDENDUM A



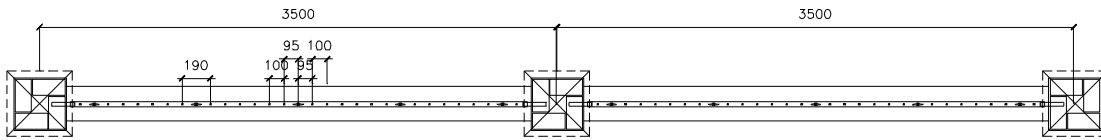
ADDENDUM B



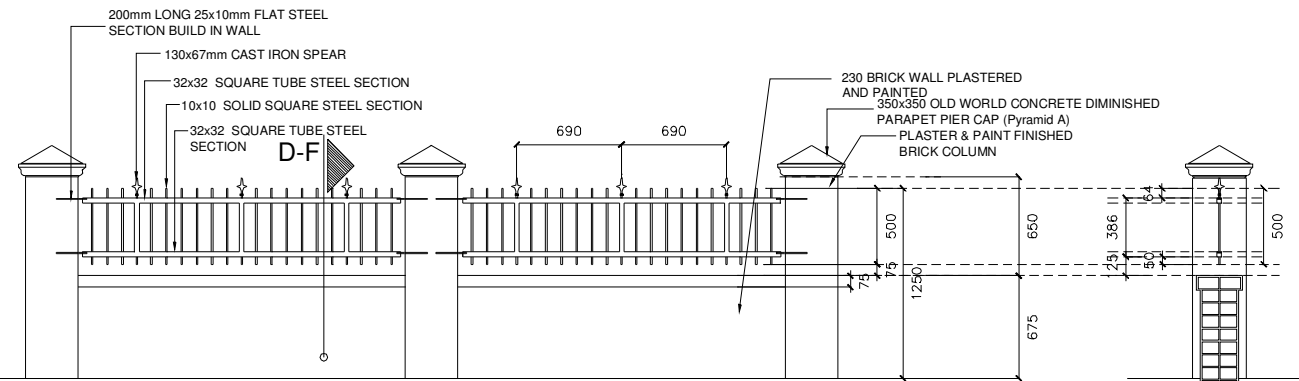
ADDENDUM C



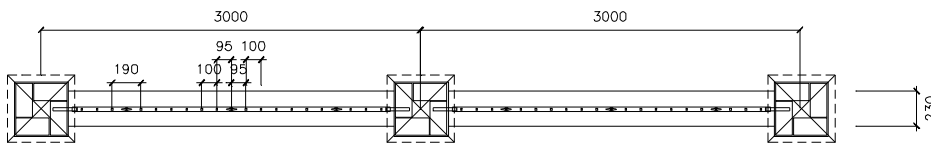
ELEVATION



PLAN
WALL TYPE: E



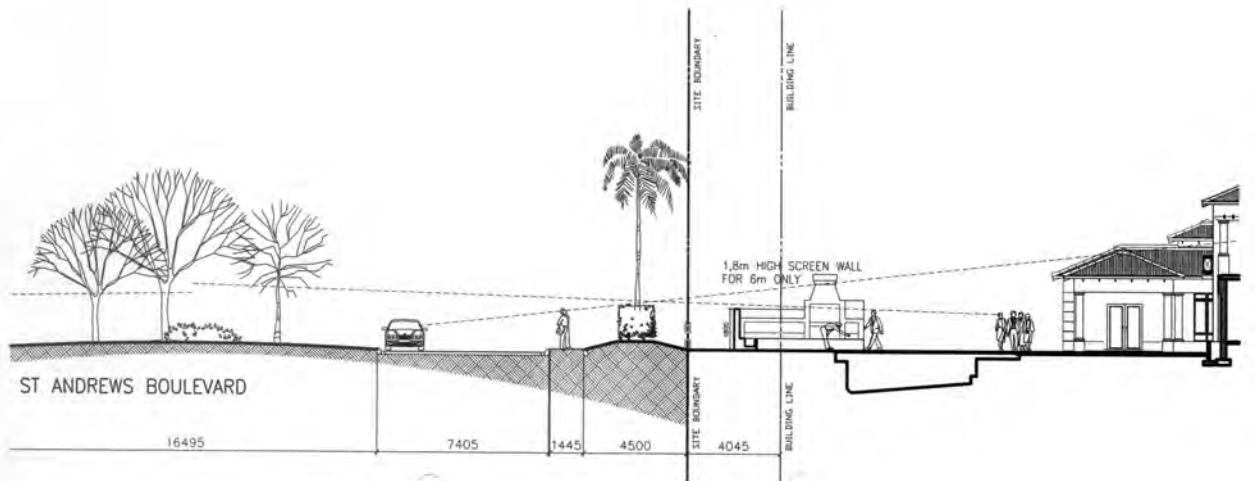
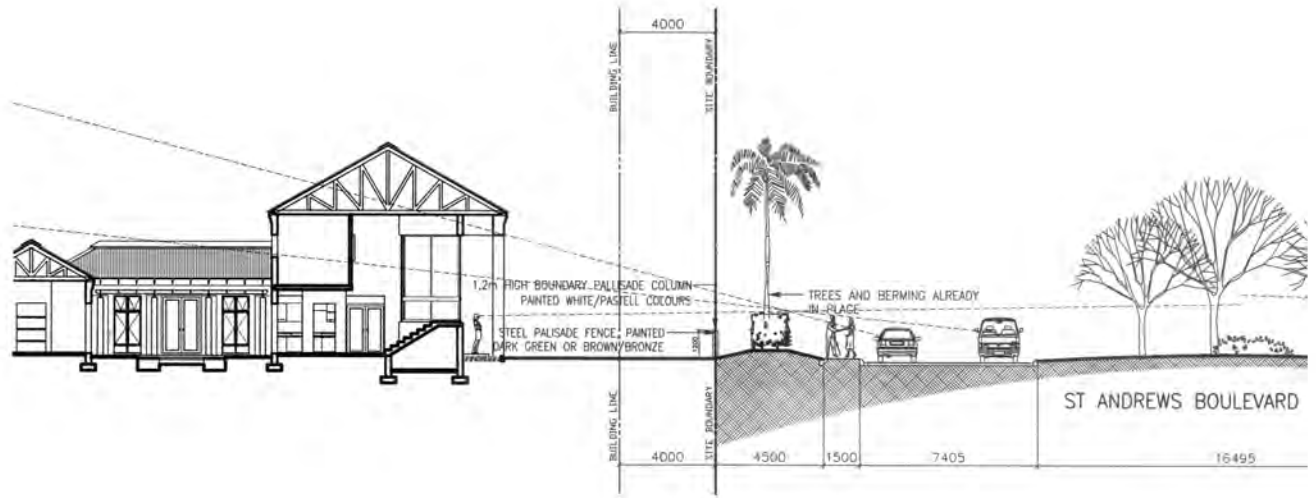
ELEVATION

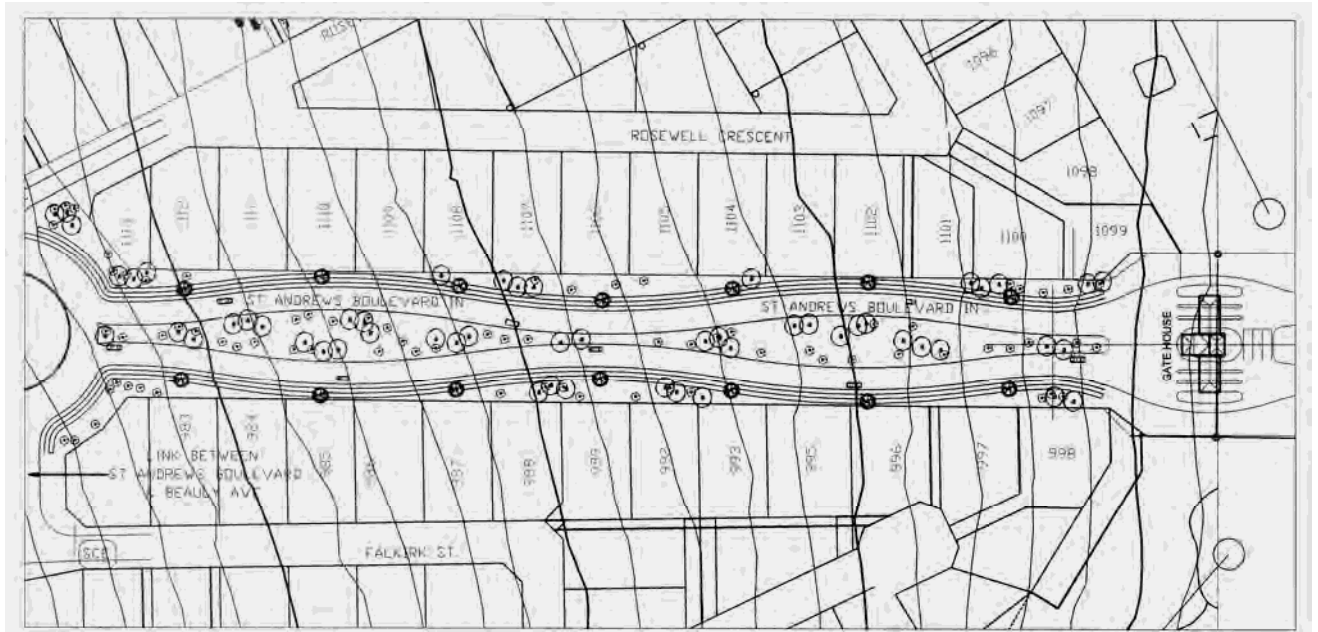


PLAN
WALL TYPE: F

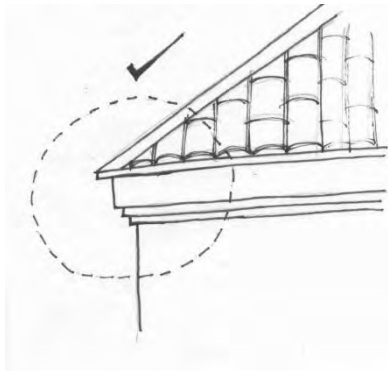
SECTION D-F

ADDENDUM E

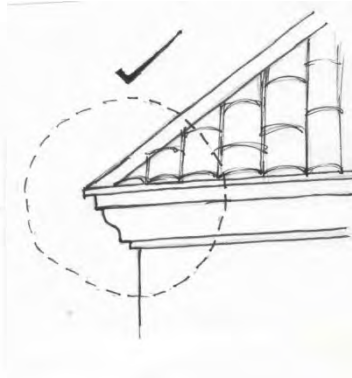




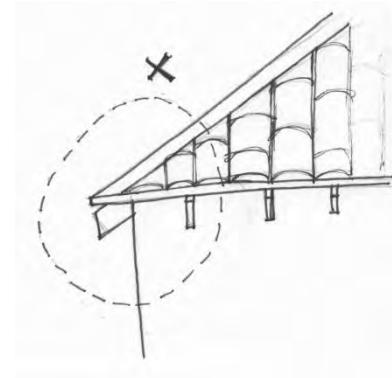
Preferred Tuscan elements



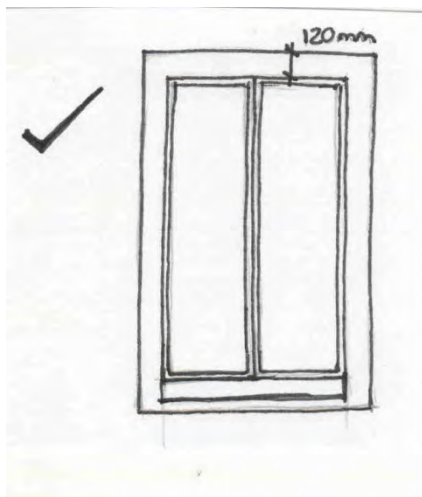
*Square/straight corbelling



*Curved corbelling



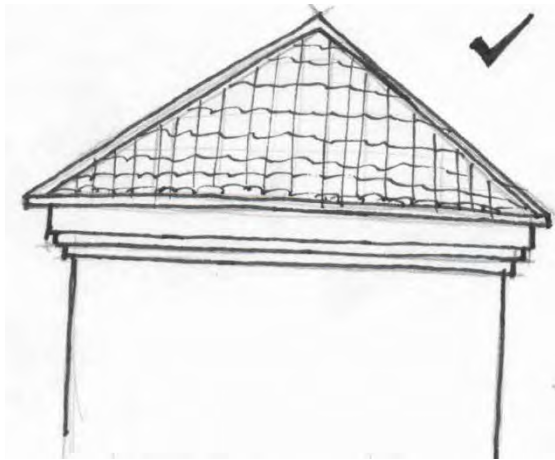
*No Corbelling- unacceptable



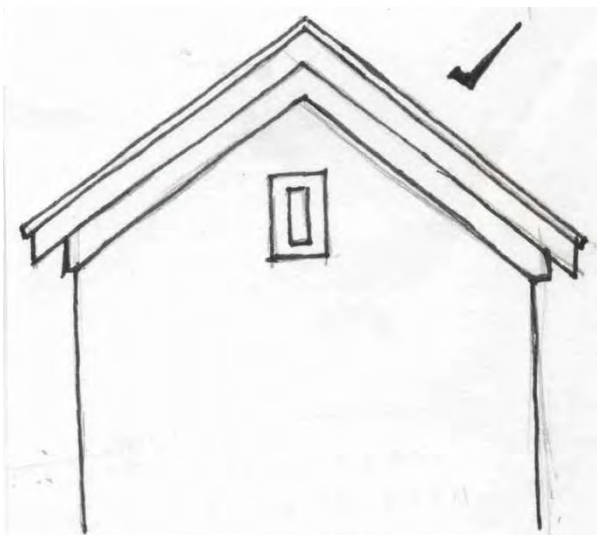
*120mm Wide plaster bands around windows & doors



*Bali roofs unacceptable



* Preferred hipped roof



*Acceptable gable roof with

Accepted awnings:





BLUE VALLEY GOLF AND COUNTRY ESTATE
AESTHETICS COMMITTEE

APPLICATION FOR APPROVAL OF DRAWINGS

TO BE COMPLETED BY OWNER:

I / We, _____, the registered owner(s), hereby apply for approval of my / our drawings at the Aesthetics Committee. I / We hereby confirm that I / we are aware of the items contained in the Design Guide Lines. I / We are further aware that the building deposit will only be released once the building works, as has been approved, are completed and in according to the Guide Lines.

Name of Registered Owner:

Stand no.: _____ Contact Person: _____

Telephone No.(w): _____ Cell phone no.: _____

Fax No.: _____ E-Mail Address: _____

Signed: _____ Date: _____

Do you own other stands in Blue Valley Golf and Country Estate?

If "yes" please provide the stand numbers.

TO BE COMPLETED BY ARCHITECT

Name of Practice: _____

Name of registered person: _____

Registration no. at SACAP: _____ Professional Title: _____

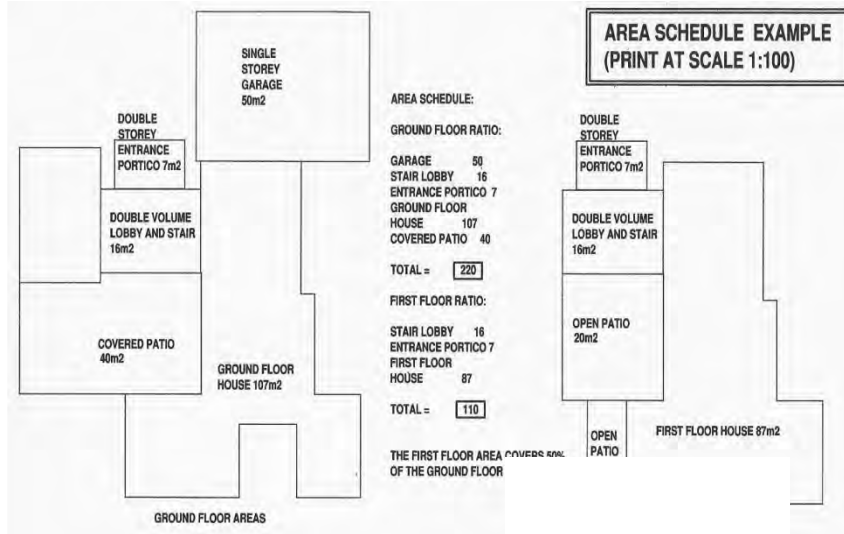
Telephone no: _____ Cell phone no: _____

Fax no.: _____ E-Mail Address: _____

Please indicate if the following items have been provided

		Mark: Yes / No
1.	Is the approval fee included?	
2.	Is the building deposit included?	
4.	Is at least one elevation rendered, indicating the intended colour scheme?	
5.	Is the coverage indicated?	
6.	Is the first floor vs. ground floor ratio indicated? Note: The maximum allowed First Floor Ground Floor Ratio is 50% as per the guidelines. This is calculated on the total covered footprint of ground floor (covered) vs. first floor (covered). Double volumes (internally and externally) and stairs are to be subtracted. A diagrammatic area schedule is to be provided.	
7.	Is the building lines indicated on the site plan?	
8.	Are all intended boundary walls indicated? Note: Boundary walls on the streets, golf course and parks are to be indicated as low level walls. Side boundary walls are also low level walls for the first 5m from the street or park inwards.	
9.	Have the yard, scullery and servant's areas been indicated to be at Natural Ground Level in order to take the privacy of the surrounding properties into account? If not, did the neighbor's consent been requested and granted?	
10	Has the site been surveyed by a Professional Land Surveyor?	
11.	Are the correct levels and contours indicated on the site plan and elevations?	
12	Are the levels of the house as indicated on the elevations in relation to the Natural Ground Level, a true reflection of the final levels?	
13.	If balconies are overlooking adjacent properties, has the consent of the adjacent owners been obtained?	
14	Are the following notes indicated on the drawings: <ul style="list-style-type: none"> ▪ <i>All Solar Heating Panels / Awnings / TV Aerials / Satellite Dishes is to be installed in a well-concealed position.</i> ▪ <i>All plumbing work is to be fully concealed</i> ▪ <i>Washing lines is to be installed as per the Guidelines</i> ▪ <i>All Mechanical Equipment, incl. swimming pool pump is to be installed and concealed according to the Guidelines.</i> ▪ <i>Flat roofs: Waterproofing is not to be visible and is to receive a layer of stone chip.</i> ▪ <i>No external lighting is to be provided above 1m from natural ground level.</i> At Staff Accommodation: " <i>FFL is max 255 above NGL</i> ".	
15.	Is the roof covering type and colour indicated?	
16.	If gutters are used, is the intended colour indicated, and the finish indicated as chromadek?	
17	Is the window type and colour indicated?	
18.	Are all sewer pipes from first floor indicated in internal shafts? No sewer pipes will be accepted in enclosures outside the perimeter walls of the building	
19	Are the driveway width, type and colour indicated?	
20.	Is the garage door type and colour indicated?	
21.	Are all energy efficiency calculations clearly shown on the submitted plans (as per City Council requirements, this is the responsibility of the council to approve)	

Sample of Area Schedule:



**BLUE VALLEY GOLF AND COUNTRY ESTATE
AESTHETICS COMMITTEE**



APPLICATION FOR INSPECTION

Please note that Council will require an inspection
from the HOA before Council issues a Design Guidelines Compliance Certificate

TO BE COMPLETED BY OWNER:

I / We, _____, the registered owner(s), hereby apply for an inspection on the mentioned property:

Inspection for:

1	Interim inspection:	
2	Inspection for HOA Design Guidelines Compliance Certificate required by Council	
3	Final inspection for HOA Practical Completion Certificate required to release R5000 building deposit:	

Please indicate the following:

		Mark: Yes / No
1.	Have there been deviated from the HOA approved drawings	
2.	Are all the external site works complete?	
3.	Are all boundary walls according to the Guide Lines?	
4.	Are all sewer pipes enclosed as per the Guide Lines?	
5.	Are all paved areas and driveways according to the Guide Lines and HOA Approved Drawings?	
6.	Is the landscaping completed?	

Name of Owner(s): _____
 Stand no.: _____
 Telephone No. (w): _____ Cell phone no.: _____
 Fax No.: _____ E-Mail Address: _____
 Signed: _____ Date: _____

What other stand numbers at Blue Valley are also registered under the same owner:

Please note:

1. The Design Guidelines Compliance Certificate and/or R5000 deposit will not be released if the levies on the stand, or other stands owned by the same owner, are not paid up to date.
2. With the provision of a swimming pool, it is the owner's responsibility to comply with Municipal regulations.
3. Inspections by the HOA will be done on Thursdays only.

This form is to be faxed through to the contact number below before an inspection will be done. MORNE JANSE VAN RENSBURG/ LIDA BRITS (INCREDIBLE SPACES)

Acting on behalf of The Blue Valley Home Owners Association - Representing the Aesthetics Committee. Phone: 012 807 5221, Fax: 086 692 7578 e-mail: info@incrediblespaces.co.za.