

La Demeure Wine Estate Architectural Design Guidelines

Revision 01 – January 2022

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1. INTRODUCTION

This design control document manages the development of the architectural and environmental identity of the La Demeure Wine Estate in Franschoek. It has been prepared by the developers and their professional team in consultation and incorporates the experience gained in the implementation of the guidelines on a variety of developments. The Developers, Controlling Architects, Design Review Committee and HOA will ensure that the guidelines are complied with during the design and construction phases.

The design control document has been carefully developed so as to establish a distinct collective architectural identity on the Estate, without inhibiting the individual owner's creativity and style. The site controls, common forms and specific elements that form the aesthetic essence of the Estate and the control of these elements are set out in this document.

The intention of this document is to ensure that the full potential of La Demeure Wine Estate will be realised as it is developed and that each of the new homes make their contribution to this built environment which will, in turn, grow the investment that the individual home owners have made in their property. The home owner is free to choose his/her own Architect subject to the condition that these guidelines and specific controls form the basis of the house design.

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2. INTERPRETATION

In this document, unless inconsistent or otherwise indicated by the context

- 2.1 **“the Deed of Sale”** means the written deed of sale concluded between La Demeure Wine Estate (as the Seller) and the Homeowner (as the Purchaser) in respect of the Property;
- 2.2 **“the/this Guide”** means this "design control document" which contains the written rules (which are enforceable and are any clauses not specifically marked as guidelines) and guidelines (which are suggestions and not enforceable and are marked as guidelines) both of these may be further explained and amplified by descriptions where applicable;
- 2.3 **“the HOA”** means the Home Owners’ Association created, or to be created, in terms of Section 29 of Ordinance 15 of 1985 on approval by the relevant authorities of the development which the Property forms part of;
- 2.4 **“the HOA Constitution”** means the constitution of the HOA from time to time and it includes without limitation all annexures thereto and rules promulgated thereunder from time to time, and which requires, inter alia, the Homeowners to comply with the Guide and any additional environment controls in the construction of buildings and/or houses on the Property;
- 2.5 **“Homeowner”** means the purchaser of the Property in terms of the Deed of Sale;
- 2.6 **“Property”** means the property sold by La Demeure Wine Estate to the Purchaser or a resale erf forming part of the development.

3. GENERAL PRINCIPLES AND PLAN SUBMISSION

- 3.1 The Guide can be downloaded from the Website. It is the responsibility of the Architect appointed by the Homeowner to ensure that the current Guide is used, and the developers, La Demeure Wine Estate HOA and the Controlling Architect reserve the right to update and publish the revised copies of the Guideline from time to time.
- 3.2 In order to optimize the manner in which the buildings on the estate use their individual locations it is a requirement that the Architect employed by the Homeowner visit the site, familiarize themselves with the site constraints and opportunities *inter alia* (among others but not limited to) access, existing infrastructure, topography, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors. It is also a requirement that a sketch illustrating the analysis of the site and the predominant building responses to the specific site conditions accompany the final building plan submission to illustrate this process. This sketch may be rough but should provide sufficient information to clearly illustrate how the building design responds to the specific site and may be accompanied by photographs, charts or any other relevant information which may have informed the design.
- 3.3 Each submission shall either have a full coloured and shaded rendering of the street facing elevation or a three-dimensional perspective of the same view.
- 3.4 All building plans submitted for approval must be accompanied by a landscape plan compliant with the regulations.
- 3.5 A Committee constituted by the HOA will convene fortnightly (except over the annual builder’s holiday) to consider the plan submissions which will be tabled and presented to them by the Controlling Architect. In order for a submission to be tabled at a meeting the full submission, including all architectural and landscape drawings, completed submission forms and any supporting documents are to be emailed in .pdf format together with proof of payment of submission fees. This must have been received by 12h00

two working days before the meeting is scheduled to take place to be placed on the agenda. The meeting schedule can be obtained from the Controlling Architects.

- 3.6 The outcome of any submission which is tabled to the Committee will be communicated to the Architect who makes the submission by the Controlling Architect within five working days of the meeting having taken place.
- 3.7 On approval of a submission by the Committee, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant. Approval by the HOA is valid for a period of twelve months from the date of endorsement noted on the approved drawings. Should construction work not commence on site within twelve months of the Committee approval, such approval shall lapse and it is a requirement that a new submission is to be made to the Committee for approval, irrespective of any previous committee or local authority approvals.
- 3.8 The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate.
- 3.9 The Architect making the application is responsible for ensuring that any submissions which may deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the Controlling Architect and the duly appointed Committee feel that the waiver will promote good architecture and the interests of the overall built environment they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.
- 3.10 The Controlling Architects and the HOA may inspect the buildings for compliance with the approved drawings as the work progresses but it remains the responsibility of the owner or his agents to ensure compliance of the built work with the approved drawings. On completion the completed building will be inspected to ensure external compliance of the building with the approved drawings prior to issue of an HOA occupation certificate.

4. PLANNING CONTROLS - SITE

4.1 DENSITY, HEIGHT AND COVERAGE OF BUILDINGS

4.1.1 Density:

Only one single residential dwelling per erf is permitted and no further subdivision of any of the residential stands shall be allowed.

4.1.2 Height:

The buildings are limited to a height of 9.5 m, measured from natural ground level to apex of roof. The Controlling Architect will determine this according to the existing site survey plan which is to be provided by the applicant. Each plan submission is to include the survey drawing of the site as well as the proposed levels or contours of the finished project and the levels of any concrete slabs and surface beds.

The maximum height of any wall plate, at any point above ngl, is limited to 4.6m and any upper level must be detailed and have the appearance of a loft and not a second storey.

4.1.3 Coverage:

- 4.1.3.1 All hard roofed patios, verandas, and similar areas are to be included in all coverage calculations.

- 4.1.3.2 The coverage may not exceed 50% of the stand size.
- 4.1.3.3 Total bulk may never exceed 75% of the stand size.

4.2 BUILDING LINES

4.2.1 Street boundary:

- 4.2.1.1 General - All buildings set back 10m from the boundary over which access is taken, or 2.5m from edge of vineyard block- whichever is further.
Site 1 (Northernmost site) setback 4m from road facing boundary.
All buildings set back 4m from any lateral or rear boundary.
Any pergolas to be set back min 2.0m from any erf boundary.

4.2.2 Garages and Covered parking:

- 4.2.2.1 Garages are to be set back a minimum of 1.0m behind the façade of the main house. Waiver of this requirement will be allowed where the garage entrance is turned through 90 degrees to the street and windows, shutters or scaling are introduced onto the street facing façade. Innovative methods of managing the scaling effect of the garages on the streetscape will be evaluated on individual merit.
- 4.2.2.2 Every property is to have two formal designated parking spaces for visitors shown on the plan, in addition to any covered garages.

4.2.3 Side and rear spaces:

- 4.2.3.1 All buildings set back 4m from any lateral (side) boundary
Any pergolas to be set back min 2.0m from any erf boundary.
- 4.2.3.2 All buildings set back 2m from any rear (facing estate boundary) edge.
- 4.2.3.3 Only in unique circumstances may a relaxation of building lines be considered by the Home Owners Association and the Controlling Architects. Any such relaxation will still be subject to final Local Authority approval.

4.3 DRIVEWAYS

- 4.3.1 The driveway access to the road, from the street building line, crossing the sidewalk or HOA land up until the kerb, shall consist of two single track “*tweespoor*” tracks, neither of which may exceed 1m in width.
- 4.3.2 Driveway materials for the “*tweespoor*” and any further driveways on the property are to be or exposed aggregate concrete surface beds (colour to be brown)
- 4.3.3 Driveway edging and divisions of De Hoop red pavers will be permitted if required.

4.3.4 Sleeves

- 4.3.4.1 Crossing sleeves- each homeowner is to provide 2x 100mm PVC sleeves, solely for the use of the HOA, complete with draw wires, in the sidewalk below their “*tweespoor*” drive. The sleeves are to be situated alongside one another at 1000mm back off the road kerb, 500mm deep and are to extend a minimum of 600mm past the edge of the driveway.
- 4.3.4.2 Data sleeves- each homeowner is to provide 2x 50mm PVC sleeves, complete with draw wires, from a point 1000mm from the data manhole in the sidewalk (HOA will arrange pointing out) to run 1000mm back off the street kerb and then making a single slow bend onto the property at the driveway, and a single slow bend upward to terminate in a box in the garage at 1.5m above the FFL. This box to be fitted with a further extension and draw wire to the ceiling level.
- 4.3.4.3 All sleeves are to be clearly indicated and detailed on the submission drawings.

4.4 BOUNDARY WALLS AND FENCES

4.4.1 Street facade, side and rear boundaries and boundaries facing onto the Estate perimeter.

- 4.4.1.1 Low masonry walls with a simple defined base and coping and a maximum height not exceeding 1.2m will be permitted along these boundaries, with the proviso that no masonry wall may extend into the block of vines planted by the developer. These masonry walls may never exceed 25% of the total perimeter of the stand in length.
- 4.4.1.2 Where necessary walls must be stepped to suit the topography.
- 4.4.1.3 No gates shall be higher than the adjoining wall and full detail of any gates is required with the submission.
- 4.4.1.4 Perimeter fencing of welded 12mm MS bars fixed to 38x 20 rectangular tubes and fitted to 50x 50 MS posts cast into concrete bases will be permitted to all boundaries, with the proviso that no steel fence may extend into the block of vines planted by the developer. All steel fencing to be painted or powder coated black.

4.4.2 Screen Walls

- 4.4.2.1 Screen walls of 1.8m height above ngl will be permitted. These must follow the geometry of the house and may typically not exceed 6m in a straight line on plan. These walls may not be closer than 2m to any boundary and are only permitted to the side and rear boundary sides.
- 4.4.2.2 It is a requirement that an enclosed drying and services yard is provided and that the walls to this yard are 2.1m above ngl. This yard to be set back behind the street facing house façade and to be no closer than 2m to any side or rear boundary.

4.4.3 Full details of boundary walls

Full elevations and sections for all boundary walling indicating existing and finished ground levels as well as all applicable wall heights, details and any MS steel fences forming a part of the design required with submission.

5. DEVELOPMENT CONTROLS FORM AND ELEMENTS

5.1 ROOFS

- 5.1.1 The primary roof form will be a symmetrical hipped shape in section which may be joined to form a C, T, L or H shape on plan. The pitch of these roofs will be 40 degrees.
- 5.1.2 The primary roof edge and bargeboard may end flush with the wall below, no projecting parapets or gables may extend above the plane of the roof sheet.
- 5.1.3 Secondary roofs may either mono-pitched at 15 degrees or flat roofs concealed within a masonry parapet. These roofs should be contained within the pitch roof plan form or, where projecting beyond this, may never exceed a distance of 4.5m from the primary roof.
- 5.1.4 The total extent of the secondary roofs may never exceed 25% of the area of that of the primary roofs when measured on plan.
- 5.1.5 The top of flat roof parapets or the apex of any mono-pitched roof shall sit a minimum of 300mm below the wall plate height of the primary roof.
- 5.1.6 Primary and mono-pitch roofs shall be either Mazista silver blue natural slate or profiled pre coloured secret fix steel sheeting in Colorbond Ultra Matt sheet in either Granite Matt or Iron Matt colour.

- 5.1.7 All rainwater goods which are exposed to be white or to match wall or roof colour.
- 5.1.8 Primary chimneys are to be of masonry work in a finish as permitted for walls. Cows may be masonry or steel but may not be a rotating type.
- 5.1.9 Secondary chimneys of metal, finished to match the colour of the roof may be permitted at the committee's discretion where these project through the roof sheet in such a position that their visual effect is limited and that they do not project higher than any adjoining ridge and that the exposed portion may never exceed 1m in height above the penetration in the roof sheet.
- 5.1.10 Exposed steel chimney flues may never exit through or be fixed externally to walls.
- 5.1.11 Any PV Panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be black or coloured to match the roof finish. Installation and extent must be shown on the submission drawings.

5.2 WALLS

5.2.1 The following wall finishes are permitted:

- 5.2.1.1 Smooth plaster and paint. (Field colour to be Arniston White or approved off-white colour)
- 5.2.1.2 A limited extent of fair face brickwork as a feature element consisting only of imperial sized units, to the extent specifically approved by the committee, with paint finish. (Field colour to be Arniston White or approved off-white colour).
- 5.2.1.3 Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earth Cote. (Field colour to be Arniston White or approved off-white colour).
- 5.2.1.4 Smooth off shutter. (Class 1) concrete, unpainted.
- 5.2.2 Designers are encouraged to use the wall finishes in combinations (guideline)

5.2.3 The following plinth and column base finishes are permissible:

- 5.2.3.1 Drypack stonework to DRC approval.
- 5.2.3.2 De Hoop red face bricks in either brick, faggot, paver or klompie formats may be used on feature elements or to frame or part frame elements, extent to be clearly indicated and marked on the submission drawings.
- 5.2.4 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.
- 5.2.5 A single field colour and one accent colour may be chosen from the following approved colour palette.
 - The approved palettes are:
 - Plascon or equal paint colours
 - FIELD
 - AW: Arniston White;
 - AW: Arniston White 50% LT;
 - ACCENT
 - Off shutter concrete, cemwash or paint colour to match.

Note that the location and extent of any accent colour must be marked on the submission drawings for approval.

5.3 WINDOWS, SHUTTERS AND EXTERAL DOORS

- 5.3.1 Only the following materials are permitted, Aluminium - powder / epoxy coated in dark grey, white or to accent colour specifically approved by the HOA. PVC- White.
- 5.3.2 Window proportions shall be either square or such that height exceeds width. Internal divisions are permitted.
- 5.3.3 Corner windows are permitted subject to compliance with proportion controls and overhangs.
- 5.3.4 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms.
- 5.3.5 Horizontally proportioned doors and windows (opening measured plaster edge to plaster edge) will be permitted where screened or recessed a minimum of 1000mm behind the outer line of a pergola, verandah or other accepted shading device.
- 5.3.6 Clerestory windows are permitted where the soffit level is no lower than the eaves and the overall height of the window does not exceed 500mm
- 5.3.6 Front doors shall be simple and to match the windows and door in material and finishes. Frameless glass doors will be permitted subject to being recessed 1000mm behind a shading element. Handles and ironmongery should be selected to suit the overall aesthetic.
- 5.3.7 Garage doors may be either of a single or double door (pergola required with double- 4880mm) width and may be either sectional overhead or tilt up type with a simple horizontal or vertical pattern. Additional detail in the form of glazing is encouraged but full detail must be submitted for approval where this is envisaged.
- 5.3.8 Shutters which are strongly encouraged, must be sliding and framed with a frame of not less than 50mm. Side hung shutters are not permitted. Shutter tracks should be integrated into the design through use of recesses and panels.
- 5.3.9 Shutter colours are either to Clerestory match the external window and door colour. Any alternative colours are to be specifically submitted to the HOA for approval.
- 5.3.11 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission. Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.
- 5.3.12 Window sills and surrounds are to be simple and no decorative or figurative mouldings or sills are permitted.

5.4 AWNINGS

- 5.4.1 Fixed or fitted fabric awnings may only be fitted within the building envelope or behind fascia beams or below pergolas, they may not project beyond this extent. These awnings may be of a single colour or stripes in line with the Val de Vie colour palette. The awning material must be of a uniformly matt finish with the appearance of canvas. No windows, cut outs, ventilation slots, tassels, crenellated edges or similar functional or decorative modifications will be allowed to the awning. Any awning conforming to the rule may be fitted without approval, any awning where there is doubt as to compliance or application, must be submitted for approval.
- 5.4.2 Adjustable aluminium louvre type awnings will be permitted where fully enclosed within masonry or a concrete beam surround of a minimum depth of 300mm.

5.5 HANDRAILS AND BALUSTRADES

- 5.5.1 External balustrades may be of a decorative steel type and be composed of horizontal and vertical steel members only. Balustrades to have simple masonry piers at corners and changes of direction. All balustrades to be black or a dark grey unless prior approval is obtained from the Home Owners Association for use of an alternate colour. (rule) Design drawings of adequate scale required with submission (min 1:50)
- 5.5.2 External balustrades may be of frameless glass subject to having simple masonry piers at corners and changes of direction.
- 5.5.3 Timber handrails and balustrades are not permitted.

5.6 COLUMNS AND PILLARS

- 5.6.1 Masonry columns are to be simple square section columns, simple plastered capitals and bases will be permitted.
- 5.6.2 Decorative pillars or posts composed of assemblies of steel or aluminium will be reviewed on merit and permitted where they make a positive contribution to the overall architectural scheme.

5.7 PLASTER PANELS AND BANDING

- 5.7.1 The use of varied plaster panels to create relief and articulate the facades is permitted. The use of texture and horizontal banding is similarly encouraged to break up large plastered surfaces.

5.8 PERGOLAS

- 5.8.1 A pergola element is mandatory in front of the garage where a double (4880mm or larger) garage door is used.
- 5.8.2 Rafters for pergolas may be of rolled steel section, balance of the members to be of aluminium and powder coated to match door and window frames. All pergola members to have squared off or simple splay cut ends.
- 5.8.3 The use of pergolas to define external spaces, create a foreground for building and as a support for planting is encouraged. (guideline)

5.9 EXTERNAL LIGHTING

- 5.9.1 In order to preserve the rural character of the estate as far as possible all external light units shall conceal the light source from roadways and adjoining buildings and only indirect lighting will be permitted. Low mounted downward angled brick lighting is encouraged to lights walkways and routes.
- 5.9.2 Wall washes, decorative and feature external lighting is specifically prohibited.
- 5.9.3 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbours and all efforts to reduce light spill and light pollution are strongly encouraged.
- 5.9.4 Full detail of all external lighting, including any landscape lighting is to be included on the submission.

6. GENERAL DESIGN GUIDELINES AND RESTRICTIONS

- 6.1 All plans must be prepared by a Registered Professional Architect (Pr Arch) and submitted on a Pr Arch title block to the Home Owners Association for checking by the Controlling Architects and approval by the La Demeure Home Owners Association. 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. (rule)
- 6.2 The privacy and views of surrounding properties should be considered when designs are being prepared. As a general principal designers should try to avoid windows or balconies on the upper storey overlooking the living space of the adjacent dwelling. (guideline)
- 6.2 No staff accommodation should be nearer to the street than the main building and should be integrated into the overall design. (guideline)
- 6.3 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 they match and blend with the design of the main dwelling.
- 6.4 No shade netting is permitted as a building element.
- 6.5 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 6.6 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 from adjoining streets. The position of all these units is to be specifically marked on the submission and all screens to be fully detailed on submission.
- 6.7 Approved drawings are required from the HOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the HOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the HOA may engage others to remove the unapproved work and recover the costs of this work from the Property Owner.
- 6.8 Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission.”
- 6.9 Small scale and properly designed, approved and constructed glass houses will be permitted. These are to be fully detailed on the building plan submission.
- 6.10 No boreholes may be sunk on any of the individual properties similarly no wells / pits may be dug.

6.2 Alterations and Additions

- 6.2.1 Drawings must be submitted and approved before any alterations and additions may be carried out. This includes both deviation from an approved building plan as well as any work which may be contemplated after occupation.
- 6.2.2 Drawings of alterations or additions must be submitted as for the normal process but a separate alterations and additions submission form must be completed. The new work is to be coloured and clouded on the submission and clearly listed on the submission form. A fee of 50% of the full submission fee will be payable on alterations and additions submissions.
- 6.2.3 Where an additional area of 30 sqm or more of erf is developed, more than 10m of boundary wall is added or, in the committees opinion, the proposed work has a significant impact on the existing landscaping design a separate landscaping drawing will be required for approval before the application can be considered.

7. BUILDING CONDUCT RULES

7.1 CONTRACTORS LABOUR

7.1.1 Labour must be an employee of the contractor and only under limited circumstances will casual labour be allowed on site. This shall be at the sole discretion of the HOA.

7.1.2 All labourers or sub-contractors on site must be registered with the contractor who will keep a full record of all staff on site together with copies of their ID documents and contact details.

7.2 DISCIPLINE

7.2.1 The contractor is responsible for the discipline of his labour, sub-contract labour and delivery personnel on site.

7.2.2 Labourers are not permitted to walk between the construction site and the entrance / exit gates. Labourers will remain on the site where they are employed, and will not be allowed to move between construction sites on the Development.

7.2.3 The employer of any employee found walking across the green areas, between sites will be spot fined, and the employee liable to instant removal from site.

7.2.4 No vehicles will be allowed to cross any part of the green areas, other sites, or to deviate from roads or recognized road routes. Any vehicle contravening this rule will attract a spot fine, be liable for instant removal from the site and liable for damages sustained.

7.2.5 Any dispute between the contractor and his employees must be settled outside the boundaries of the Estate.

7.2.6 If any employee is found disturbing or endangering the animal, fish or bird life, or is found pilfering, stealing or removing material or goods off site without permission or is involved with any form of violence, the company who employs that person may be removed from the site and both employee and company may be denied the opportunity to undertake any further work on the site.

7.2.7 The contractor is responsible for all his sub-contractors as well as the deliveries, and any damages caused by his own employees, sub-contractors employed by him or delivery vehicles delivering materials to his site, and he is liable to pay for any damages that may occur on the site. These damages also include damage to kerbs, roads, plants, irrigation and or damage to private property.

7.2.8 The HOA will have the sole discretion as to the nature, extent and value of these damages and penalties levied under this guideline, as well as the identification of respective vehicles and persons responsible. A "Building Performance Deposit" will be lodged with the HOA for this purpose before any construction is to take place, the quantum of the deposit as determined by the HOA from time to time.

7.3 HOUSEKEEPING AND TIDINESS

7.3.1 The site is to be kept as clean as possible of building rubble and general cleaning and good housekeeping practice must be evident during building operations.

- 7.3.2** No building materials, concrete, dagga, cement or such may be temporally stored, or mixed or prepared on any of the roadways, kerbs and pavements.
- 7.3.3** Materials that are off loaded by a supplier or contractor may not encroach onto the adjacent site, the pavement or roadway. Where suppliers fail to adhere to this, the responsible contractor shall move the materials accordingly. The contractor is also responsible for the removal of any sand or rubble that may have washed or been moved into the road.
- 7.3.4** The contractor is to ensure that the roads and the vicinity of the house site is always kept neat and tidy, including materials or mud or spoil being driven or dropped onto the road or sidewalk.
- 7.3.5** The contractor shall provide adequate facilities for rubbish disposal and ensure that the workers use the provided facilities and that the rubbish is removed every Friday. No rubbish may be burnt or buried on site. No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble, or the like is to be left lying around, nor be allowed to blow off the site.
- 7.3.6** Accumulation of hardcore for fill shall be neatly piled. With the HOA consent on-site disposal dump or spoil zones may be arranged.
- 7.3.7** With the waterways adjacent to the development, pollution and contamination of groundwater and run-off water is particularly sensitive. Contractors shall ensure special care in their handling, disposal and cleaning up operations with particular note to paint, tile grout, tile adhesive, cement and rhinolite, chemicals, oil and fuel, etc.
- 7.3.8** Fires for cooking or other purposes will not be permitted, and contractors shall ensure approved alternative meal arrangements are made. Contractors must ensure that their employees make no fires for heating purposes.
- 7.3.9** The contractor shall provide approved portable chemical toilet facilities for the workers. Adjacent construction sites may share toilets as approved by the SHOA. Toilets and changing facilities shall be suitably positioned and screened with forest fence and kept hygienic.
- 7.3.10** One approved building board shall be erected per site, and such board is to be erected neatly in the corner of each site. Boards are to be maintained in a plumb and level position throughout the contract, and must be removed immediately after completion of each house construction. Board layout drawings must be approved by the HOA and need to be erected before any construction commences.
- 7.3.11** No Contractors, sub-contractors or suppliers' boards of any kind will be allowed to be placed or displayed on site.
- 7.3.12** Construction materials may only be delivered to the house site on an as-needs daily basis for installation by latest the Friday of the week, surplus materials must not be allowed to visibly accumulate on the house site.
- 7.3.13** The certificate of completion by the HOA requires the building and landscaping to be completed in accordance with the approved drawings and the site to be entirely cleared of all rubble, surplus materials, and be impeccably clean, and the verge re-instate; all to the satisfaction of the HOA.

7.3.14 Contractor vehicles shall not be parked or left in the roadway, and a screened designated parking area shall be arranged with the HOA.

7.4 CONTRACTORS YARDS, STORAGE AND OFFICES

7.4.1 Allocated areas, as authorized by the HOA, may be granted to accredited Contractors for their operational use.

7.4.2 A designated bulk storage area could be allocated to the Contractor for his materials, for distribution to house sites. Approved storage sheds and containers, or yards could be allowed on the house site, if no alternative can be found.

7.4.3 Access to the site, only permitted through the driveway, with the landscaping and vines zones fenced off. Parking is only allowed on site.

7.4.4 The appearance, management, servicing and allocation for these facilities will be reviewed by the HOA and negotiated on an as-need basis.

7.5 GENERAL

7.5.1 The speed limit is strictly as imposed by the HOA and speeding and reckless driving will not be tolerated. Due care must also be taken by all vehicles not to block the thoroughfare of roads.

7.5.2 Noise and dust reduction is essential, and Contractors shall endeavor, whenever possible, to limit unnecessary noise, especially employees talking loudly, shouting or whistling, radios, sirens or hooters, motor revving etc.

7.5.3 Contractors are expected to conduct their operation in a reasonable and co-operative manner. Should the HOA have any concern with the conduct of the contractor, his sub-contractor or his suppliers and any of their employees, the HOA may rectify as deemed necessary and/or reserve the right to suspend building activity, either indefinitely, or until such undesirable conduct is rectified, which it may do so at any time and without notice and without recourse from the owner and/or Contractor and/or sub-contractor, and/or supplier.

8. LOCAL AUTHORITY SUBMISSION AND BUILDING INSPECTION

The following must be adhered to before building plans are approved and building operations will be considered for inspection:

8.1 PLAN APPROVAL PROCEDURES & FEES

8.1 Once approved by the HOA and the Controlling Architect the plans will be endorsed for the Owner or their Agents further submission to the Local Authority.

8.2 On approval of the building plans by the Local Authority the Owner must approach the HOA for payment of the builder's performance deposit which will be deposited and held in trust (free of interest) by the HOA. The deposit amount will be used in event there is a breach or 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 to settle any outstanding spot fines. Following signature of the builders contract between the individual owner and his building contractor, and payment of the deposit by Owner or his Contractor, written permission will be issued to the Owner or his Contractor by the HOA to enable the Contractor to access the site.

8.3 All Local Authority application, connection, deposits and sundry fees are for the Owners account.

8.4 The Controlling Architect or HOA may carry out site inspections during the following stages of construction and the Contractor is required in any event to provide photographic record to the Controlling Architect or HOA at each stage before work progresses further:

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

The Controlling Architect or HOA may 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.

8.5 OCCUPATION

Occupation of the premises will only be allowed after the home owner has obtained clearance from the Controlling Architect and obtained an occupation certificate from the Local Authority.

9. LANDSCAPE DESIGN GUIDELINES