

ISSUE 10

AQUAVISTA HOME OWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

RECORD OF AMENDMENTS

- 1) Original approved on 30 September 2002
- 2) Amendment Number 2 (17/12/2003) (D2)
- 3) Amendment Number 3 (27/07/2004) (D3)
- 4) Amendment Number 4 (19/01/2005) (D4)
- 5) Amendment Number 5 (22/4/2005) (D5)
- 6) Amendment Number 6 (27/10/2005) (D6)
- 7) Amendment Number 7 (5/12/2005) (D7)
- 8) Amendment Number 8 (16/08/2006) (D8)
- 9) Amendment Number 9 (21/02/2007) (D9)
- 10) Amendment Number 10 (19/06/2008) (D10)

1. INTRODUCTION

These guidelines set out for prospective homeowners are the design criteria they will have to comply with if they wish to build at Aquavista.

1.1 CONCEPT STATEMENT

The Aqua Vista development is situated within an environmentally sensitive area adjoining the Bronkhorstspuit Dam. A site-sensitive style of architecture has been adopted using natural materials, subdued earth colours and contour related roofscapes. High standards of architectural and environmental quality will be maintained.

2.1 BY-LAWS AND REGULATIONS

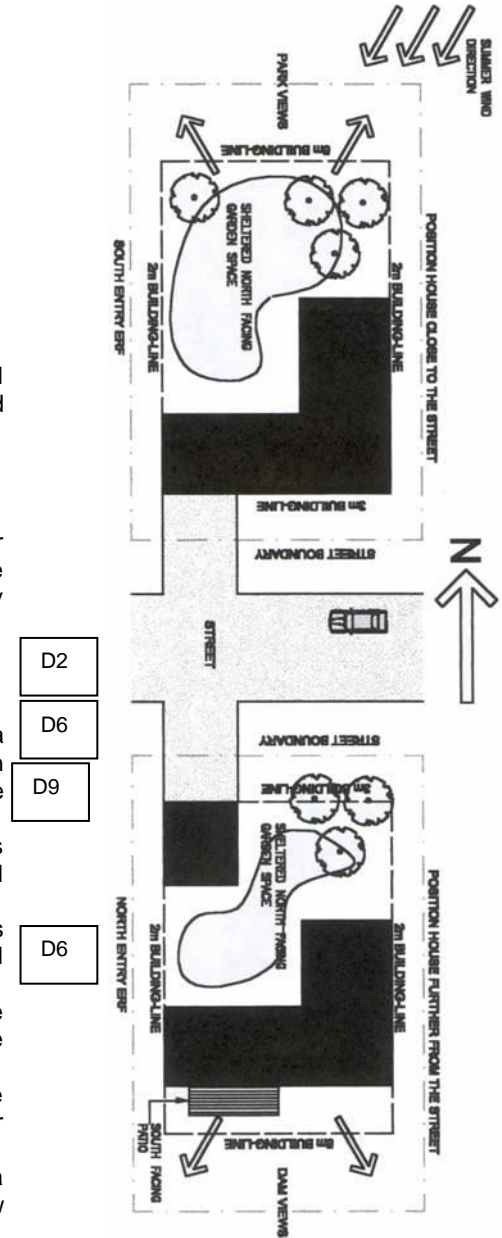
These Architectural Guidelines (“Guidelines”) establish the architectural character of the scheme and are in addition to the local authority by-laws and the National Building Regulations.

2.2 AMENDMENTS TO ARCHITECTURAL GUIDELINES

The Home Owners Association reserves the right to make minor amendments and adjustments to the designs standards, as set out in these Guidelines, as it deems necessary from time to time prior to the approval by the Local Authority.

2.3 PROCEDURE FOR THE APPROVAL OF BUILDINGS PLANS

- 2.3.1 Home Owners are to use the services of a Professional Architect, or a Senior Architectural Technologist registered with the South African Council for the Architectural Profession. Proof of registration to be provided upon HOA submission.
- 2.3.2 The design of any additions to buildings and or alterations to buildings must comply with both the Development guidelines and the local authorities regulations and by laws.
- 2.3.3 All design documentation must be submitted to the Aquavista HOA’s designated Estate Architect for approval prior to submission to the local authorities.
- 2.3.4 All submissions shall be accompanied by a plan scrutiny fee in the amount of R1500.00 excluding VAT, payable to the designated Estate Architect.
- 2.3.5 Only once the drawings have been approved and signed by the Aquavista HOA and the Estate Architect can these be submitted for approval to the local authorities.
- 2.3.6 The submission to the local authorities must be accompanied by a signed, approved copy of the Aquavista HOA Architectural Review committee’s letter of approval.
- 2.3.7 A copy of the stamped and signed approval submissions from the local authorities must be submitted to the Aquavista HOA for record reference at least 14 days prior to any construction activities on site.
- 2.3.8 The submission to the authorities may not deviate from the design approved by the Aquavista HOA.
- 2.3.9 Approval or rejection of any submission shall be at the sole discretion of the Aquavista HOA Architectural Review Committee and its designated Estate Architects.
- 2.3.10 No work on any erven may commence prior to all required approvals having been obtained.
- 2.3.11 The following must be clearly shown on all submissions for approval:
 - All floor areas and measurements including patios, balconies, outbuildings etc
 - Building lines
 - All external finishes and colours
 - Boundary walls and palisade details
 - Soil drainage and method of concealment
 - Proposed landscaping and specifications
 - External lighting layout
 - Details and positions of awnings, TV aerials and dishes, etc.



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- All services and connections from stand boundary to main building
- 2.3.12 Works requiring permission
- 2.3.12.1 New buildings
- 2.3.12.2 Structural, aesthetic and external alterations to existing structures
- 2.3.12.3 Demolition of existing buildings
- 2.3.12.4 Underground construction (i.e.) drains, water pipes, electricity, telephone conduits or any other underground work
- 2.3.12.5 Painting and repair of external facades
- 2.3.12.6 Awnings, projecting roofs and trellises
- 2.3.12.7 Garages and carports
- 2.3.12.8 Swimming pools, temporary reservoirs and water storage tanks
- 2.3.12.9 Walls, gates or any landscape construction
- 2.3.12.10 Planting of trees and gardens
- 2.3.12.11 Excavation and earth moving relating to any work
- 2.3.12.12 Cutting down of trees, plants and bushes

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Any other owner intending to carry out one or more of the above works must obtain written approval from the Aquavista HOA Architectural Review Committee. Therefore, no works may be executed without prior formal approval from this body.

- 2.3.13 Any deviation from the approved design must be submitted for approval.
- 2.3.14 The Aquavista HOA may from time to time inspect the work and may call for reasonable alterations / or additions in order to ensure the required environmental character referred in these guidelines is complied with.
- 2.3.15 SEE APPENDIX A : SUBMISSION FORM
- 2.3.16 The HOA Committee meet the first Monday of every month, submissions are required no later than the preceding Thursday. The HOA will prepare a written response to all submissions within one week.
- 2.3.17 Formats : A1 Drawings folded to A4 Format, (rolled plans cannot be accepted) x 3 Copies, x 1 to be returned for Local Authority submission.
- 2.3.18 The building plans must be submitted to:

The Aquavista Estate Architect
 Represented by:
 Gideon Schoonraad Architect
 38A 18th Street Menlo Park
 Contact: Gideon
 Tel : 012 346 7207 Cell: 082 853 3770

2.4 TIME LIMITS FOR CONSTRUCTION

All building construction of the main dwelling must be completed as follows:

<u>Date of Transfer</u>	<u>Date of Completion</u>
Up to 31/12/2002	30/06/2006
From 1/1/2003 to 31/12/2003	30/06/2007
From 01/01/2004 to 31/4/2005	Within 30 months of date of transfer
From 1/5/2005	Within 24 months of date of transfer

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In the event of non-compliance of this regulation, the registered owner will be obliged to pay the following:

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- normal monthly levy on the erf, and
- an additional amount equal to two (2) times the normal monthly levy on the erf as a penalty

This penalty will only be payable until such time as the improvements have been fully completed. In the event of a resale of an open stand the above rules apply irrespective of the date of registration of ownership in the name of the second, third, etc. owner. Extension of time will only be considered in exceptional circumstances and after written application to the Board of Directors.

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Furthermore in order to reduce inconvenience to neighbors and unsightliness, construction should proceed without lengthy interruptions and be properly conducted within the boundaries of a particular erf.

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2. SEWERAGE

With the exception of stand numbers 1/26, 21/26 and 144/26 all residential sewerage will be contained by closed system holding tanks or, only with written consent of the HOA, by septic tanks and crushed rock drainage systems on each individual stand. The holding or septic tank must conform to the following minimum requirements:

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- SABS design standards
- Sufficient capacity
- The extraction of effluent will be the responsibility of the owner of each individual stand and for his costs
- The holding or septic tank must be placed within 10m of the edge of a suitable road which will facilitate the extraction of the effluent by a customised truck (10 ton or more) or in a similar approved manner

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It is important to note that the building plan submitted for approval must indicate the position of the access-way, the location of the holding or septic tank and crushed rock drainage system as well as detailed construction specifications. No exceptions will be made.”

3. ENVIRONMENTAL DESIGN DETERMINANTS

3.1 SUN

Sunshine occurs in this region for approximately 74% of daylight hours each year, averaging between a maximum of 9.5 hours per day during winter and 8.7 hours per day during summer.

Optimum sun orientation for heat control is north with outdoor living orientated between northeast and northwest. Seasonal overheating occurs on the northwestern aspect of the building.

The most comfortable orientation for views and vistas varies between south-east and southwest. With the sun from behind there is no glare or reflection. Glare poses problems during sunny winter days with the sun low on the horizon.

Recommendations :

Where properties have road access from the north, with views to the south, it is recommended that the house be positioned on the site to have a sheltered north-facing outdoor living space, as well as south-facing outdoor space. Houses on properties having road access from the south should be built close to the road to provide a sheltered north-facing garden, with views, where possible, facing the landscaped areas and surrounding vistas. Where properties have road access from the east or west, the house should be sited close to the south boundary, to provided a sheltered north-facing garden.

3.2 WIND

The prevailing winds are from the east to northeast during the summer months, and from the north west during the winter months. Landscaping will reduce wind velocity at ground level and buildings should form sheltered northwest facing outdoor spaces.

3.3 RAINFALL

Typical for the highveld, most of the rainfalls occur between October and May during the summer months, with a maximum rainfall from November to January. The winter months are generally dry.

3.4 TOPOGRAPHY AND MICROCLIMATE

The site has a centrally located relatively flat plateau progressing into steep slopes to the south and east. The slopes vary between 1 in 12 and 1 in 6. This has specific design and siteworks implications.

The different parts of the site would each have a particular microclimate.

South slopes – these would tend to be cooler than the rest of the estate. However these slopes offer the best views of the dam and vistas in the distance. Special care needs to be taken with the design of units on south facing slopes to create wind sheltered north-facing outdoor spaces while simultaneously optimising southerly views. East and West slopes – the micro climates of east and west slopes are different from each other, with east slopes being warmer than the south slopes, while the west slopes are warmest of all, as the sun shines on the west slopes during the overheated period of the day, which occurs during the afternoon. It is recommended that large picture windows should not face east or west, or if they do, there should be efficient sun protection such as sliding louvre doors and landscaping.

4 SITING CONTROLS

4.1 ESTATE MANAGEMENT

The Home Owners Association will manage the Estate.

4.2 ZONING

The residential area is zoned for single residential use only.

4.3 COVERAGE

Maximum coverage is 50 % of the site. This includes all roofed areas.

4.4 HEIGHTS

Not more than two stories above the ground. The maximum height of any residential building is 8.5m apex height above the natural ground level, measured from the average height of the area surrounding the building.

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4.5 VIEWS

The primary view lines are indicated on each standard site plan to assist in the positioning and design of the house.

4.6 BUILDING LINES

Building lines are predetermined for each site and are indicated on the relevant site plans. Certain sites have special building lines relate to their shape or size. Generally building lines are 5m on the street boundary, 5m on the opposite boundary, and 2m on the side boundaries. The roof overhang may project over the prescribed side building lines by a maximum of 800mm.

4.6.1 STREET BUILDING LINE

The street building line is 3m within which no structures apart from garden wall, paved areas and steps may be built.

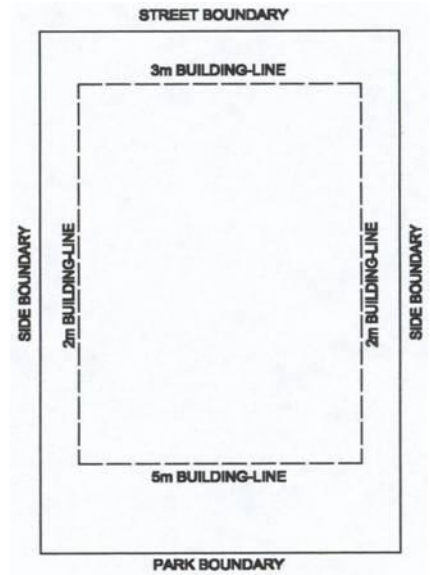
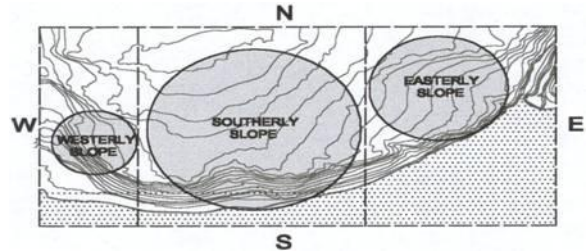
4.6.2 SIDE BOUNDARY

This Building line of 2m may be exceeded by garages and out-buildings (excluding habitable rooms) with flat roofs. These structures may overlap the side boundary by a maximum of 800mm, with a total wall length not exceeding 10m. Floor level may not be higher than 300mm above the natural ground level. Carports may be built on the boundary. No window or door openings allowed in walls nearer than 1 meter from street and side boundaries.

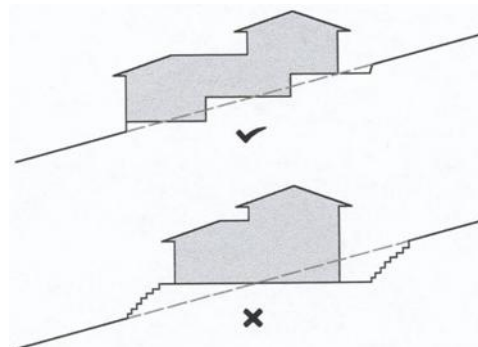
4.6.3 OPEN AREAS INTERFACE

The architecture of any building should be designed to minimize the overall visual impact of the site from the dam. There is a building line of 5m along the boundaries that occur on the edge of the dam and landscaped areas and sites with a boundary on the plateau perimeter. Within this setback no terrace or retaining walls higher than 1m above natural ground level will be permitted.

4.6.4 MINIMUM SIZE



TYPICAL BUILDING LINES



SELECT APPROPRIATE HOUSE DESIGN TO MATCH SITE CONDITIOIN

The minimum size of a residence plus outbuildings in the normal residential area is 150m².

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4.7 SLOPING SITES

4.7.1 General :

Units designed for level erven cannot be used for sloping sites, as it would be an inappropriate response, requiring expensive site works and possibly unsightly retaining structures and embankments.

Units on steep slopes must be designed with terraced levels in response to the topography.

4.7.2 Retaining structures :

Retaining structures must be in natural sandstone, earth-coloured concrete, plastered and painted brickwork or semi-faced brickwork that is within the prescribed colour range.

5 ARCHITECTURAL DESIGN CONTROLS

The elemental composition of the building shall be a clearly articulated horizontal ratio of a roof zone and a glazed/solid wall zone. The first floor should not exceed 50% of the ground floor area, excluding the garages.

5.1 SPECIFIC EXCLUSIONS

The specific exclusions referred to in these Guidelines are without exception and an owner may not include any of the specific exclusions in any building plan submitted for approval.

5.2 ROOFS, EAVES & GUTTERS

The appearance of the overall roofscape is instrumental in providing a holistic identity to the estate. The roof should be a double pitched and simple in shape. Single pitched roofs may be permissible in certain instances. Roofs may be hipped or gable ended and should extend over the external walls. Dormer construction may be in glass or horizontal timber shiplap boarding.

5.2.1 PITCHED ROOFS

Roof material may be thatch or alternatively it must represent a natural grey colour palette, materials such as natural slate, corrugation and specific grey roof tiles are allowed. No other materials shall be allowed. Mono-pitched roofs with full height side and gable walls are discouraged.

5.2.2 FLAT ROOFS

In general, flat roofs are strongly discouraged.

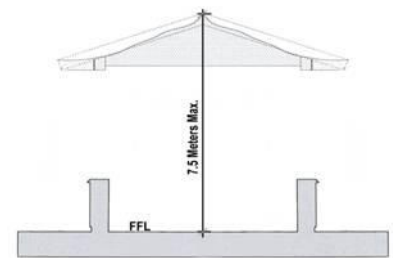
Flat roofs (with an angle less than 7°) must be limited in extent, and may not exceed 40m². These could be used for garages and bathrooms. This limitation does not include first floor balconies and / or verandas. All flat metal roofs must be finished with a non-reflective paint.

5.2.3 EAVES

Eaves may be closed or open. Hipped roofs should project over the walls by a minimum of 400mm for gable-ended roofs. This overhang may be reduced to accommodate architectural features and projections within the building line.

5.2.4 GUTTERS

Because of the recommended wide eaves, gutters are optional. Where not used, provision must be made for a splash apron to dissipate the water. Stormwater may be dispersed through the estate roads. It is recommended that where used, exposed gutters and rainwater pipes be



SPECIFIC EXCLUSIONS :

- Exposed PVC and fibre cement gutters.

GENERAL INCLUSIONS :

- Approved grey coloured materials.
- Natural or painted timber fascias.
- Exposed gutters and rainwater pipes that are sensitively incorporated into the overall building design.

incorporated into the overall design in such a way as to enhance the appearance of the elevations.

5.3 EXTERNAL WALLS

Walls must be either plastered or bagged and painted. Plinths of stone or textured plaster are encouraged. No exposed concrete blocks may be used. Only the prescribed semi-face brick options may be used so as to give the development a sense of unity.

5.4 WINDOWS, DOORS & SHUTTERS

Openings should be large to generate a spacious and airy quality, and to optimise views. Openings should be protected from the sun and rain by large overhangs, sliding shutters and/or shutters.

5.5 WINDOWS

Window frames must be either in timber, anodised/powder coated aluminum, or a combination of the two. Window frames must be in terms of the prescribed colour range only. No precast concrete window systems may be used. Reflective glazing is not allowed.

5.6 DOORS

Doors facing the street or dam must be in a natural timber with or without glass inserts.

5.7 SHUTTERS

Shutters may be used for sun control and/or privacy. Shutters must either be in aluminum or timber to match the colour of the window frames. No cottage or Cape Dutch type shutter may be used.

5.8 GATES, SCREENS, BALUSTRADING, PERGOLAS & AWNINGS

5.8.1 GATES & SCREENS

Gates and screens must either be in a natural or painted slatted hardwood. No creosote treated timber may be used that is visible. Visible external security gates to doors and windows are not allowed.

5.8.2 BALUSTRADES

Balcony and verandah balustrades must be in keeping with the architecture of the house, and must either be in natural or painted hardwood or metal to comply with the list of approved colours. Brickwork balustrades must have either a timber or metal handrail.

5.8.3 PERGOLAS

Pergolas may be constructed in natural hardwood and supported on either timber or brick columns. Brick columns may not be less than 345mm square. Pergolas may be constructed in timber beyond the building line provided they form terraces not higher than 500mm above the natural ground level. Pergolas within the building line may not at any stage in the future be covered or closed in. Lapa structures must be separated from the roofscape of the main house and should adhere to the above guidelines. It is recommended that the roofscape of covered outdoor living spaces be sensitively incorporated into the design of the overall layout.

5.8.4 AWNINGS

Sun control shall be by means of a wide overhang, shutters or planting. Clip-on aluminum or canvas awning systems used over windows or

SPECIFIC EXCLUSIONS :

- Decorative plaster such as Spanish plaster.
- Ornate mouldings.
- Face or semi-face brick that is not within the prescribed range.

GENERAL INCLUSIONS :

- Smooth or textured plaster in earth colours.
- Bagged brickwork
- Approved coloured plaster

of the relevant elevation in mind.

SPECIFIC EXCLUSIONS :

- Victorian brookie lace.
- Concertina security gates.
- Gum pole pergolas.
- Bright/striped canvas.
- Exposed translucent sheeting.

GENERAL INCLUSIONS :

- Timber, painted steel, brass aluminium or stainless steel balustrades.
- Concealed translucent sheeting under pergolas.
- Horizontal folding / sliding canvas shade system.
- Plain colour canvas.

SPECIFIC EXCLUSIONS :

- Small paned windows.
- Tinted reflective glass.

GENERAL INCLUSIONS :

- Powder coated / anodised aluminium frames
- Natural or painted timber windows
- Sliding/folding aluminium doors and windows.
- Security gates should be designed or selected with the overall design of the relevant elevation in mind.

SPECIFIC EXCLUSIONS :

- Victorian brookie lace.
- Concertina security gates.
- Gum pole pergolas.
- Bright/striped canvas.
- Exposed translucent sheeting.

GENERAL INCLUSIONS :

- Timber, painted steel, brass aluminium or stainless steel balustrades.
- Concealed translucent sheeting under pergolas.
- Horizontal folding / sliding canvas shade system.
- Plain colour canvas.

doors should be avoided. A horizontal sliding canvas system for patios and pool decks is allowed. No brightly striped canvas may be used.

5.9 PARKING, GARAGES & CARPORTS

5.9.1 PARKING

It is recommended that each erf provide a minimum of three parking spaces.

5.9.2 CARPORTS

Carports must have a flat-pitched translucent roof that is hidden behind a timber fascia. Supports must either be in big timber sections or brick columns. The sides may be trellised and planted with creepers. Should they adhere to the above, Patented prefabricated carport systems may be used.

5.10 KITCHEN YARDS

Kitchen yards – must be enclosed with a fence or wall on all sides. Wash lines, servants quarters and garage bins may not be visible from either the road or landscaped areas and where applicable, the dam.

5.11 OUTDOOR LIVING AREAS & PRIVATE GARDENS

Privacy - It is a recommendation that outdoor living areas such as pool decks and terraces should be as far as possible, be positioned so that the building shelters it. Additional walls and fences may be erected to secure privacy, provided these comply with the guidelines in respect to walls and fences.

Orientation – It is recommended that outdoor living spaces are orientated to the benefits of the sun, wind, shelter and views as covered in full under the climatic section of this document.

Construction – Materials and finishes must match those of the overall house design.

Private gardens – must be managed and maintained by the owner or his appointee.

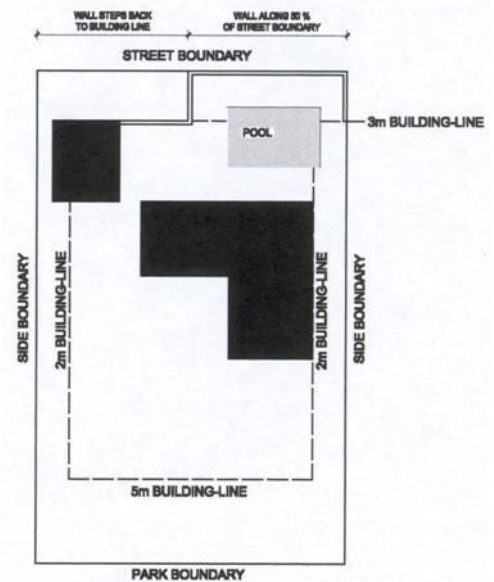
5.12 BOUNDARY WALLS AND FENCES

As a general rule boundary walls are not encouraged. However, where it is a matter of privacy such as around swimming pools, and/or pet-control, boundary walls may be built according to the following guidelines :
The treatment of sidewalks is considered to be of paramount importance as they have a direct influence on the aesthetic quality of the neighborhood. To create a degree of visual integrity, street boundary walling designs will be strictly controlled.

Plastered and painted walls, face-brick or semi-face brick that is in the prescribed range, may be built on the street boundary for a distance not exceeding 50% of the length of that boundary. The height of the boundary wall may not exceed 1.8m measured from street level. The wall should not give the impression of a continuous massing, but rather a visible segmented design.

Along the side boundaries, behind the street line, timber picket fences may be erected as an alternative to plastered and painted brick walls or approved semi face- brick and / or face-brick.. The height may not exceed 1.8m and it may not project into open landscaped areas.

Boundary walls must conform to the prescribed architectural guidelines and must be uniform i.e. both sides of the wall must be identical especially i.r.o. quality and standard of finishing. Any deviation from these standards may be authorized in writing by the Board in their sole discretion, after the applicant has submitted a motivated request to allow for such a deviation.



SPECIFIC EXCLUSIONS :

- Concrete panel walls.
- Barbed wire fencing.
- Diamond mesh fencing.
- Unplastered brick or block walls.
- Log type fences.
- Concrete palisades.
- Face-brick or semi face- brick that is not in the prescribed range.

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5.13 CHIMNEYS

Chimneys – These must be important elements in the architectural composition and it is recommended that each house has a chimney as an architectural focus.

Material – It is recommended that chimneys be built in natural stone and / or semi-facebrick and that is laid horizontally and /or a material that gives the appearance thereof.

Cowls – Wind cowls must be made of a non-corrosive material.

Height – The chimney must be higher than the nearest ridge height for good ventilation and may exceed the 8.5m height restriction if necessary.

SPECIFIC EXCLUSIONS :

- *Exposed metal flues.*
- *Exposed fibre cement flues and cowls.*

GENERAL INCLUSIONS :

- *Natural sandstone.*

5.14 SWIMMING POOLS

Filtration Units – These may not be visible from the road and / or open landscaped areas and / or adjacent properties. Filtration units must be hidden behind a plastered and painted brick or stone wall.

Safety – Pools must not be freely accessible from the street. Standard steel pool safety fences may be used. If any other safety fence around the pool is required, it should be in timber (natural or painted) or masonry and must comply with the guidelines on boundary walls and fences.

Planning – Pools must be constructed to local authority approval.

SPECIFIC EXCLUSIONS :

- *Portable pools above ground level.*
- *Visible pump and filtration units.*

GENERAL INCLUSIONS :

- *Concealed filtration units.*
- *Pool surrounds to match general paving.*

5.15 SIGNAGE & HOUSE NAMES

Size – House numbers and letters may not be painted in large letters on the street boundary wall.

5.16 INTERIOR DESIGN

There are no constraints on interior design.

5.17 PAVING MATERIAL

Paving within the street building line may be either in concrete or brick pavers .

5.18 COLOURS

Colours must reflect soft subdued earthy tones such as ochre, sandstone, beige, white, autumn shades, complemented by harmonious pastels and greys.

Bright and contrasting colours must be avoided. These include red, orange, yellow, blue, purple and pink.

5.19 MISCELLANEOUS

Plumbing

No visible plumbing is allowed on external walls.

Aerials

Aerials or satellite dishes should be discreetly positioned.

Refuse

Refuse bins must be hidden behind walls or structures.

Air conditioning

No window or split unit air conditioners may be visible from the street and / or open landscaped areas.

Solar Panels

Solar Heating panels must be placed flat against the north facing roof slope

and may not have external tanks. Freestanding solar panels are not allowed.

5.20 RESPONSIBILITY

The Guidelines

These guidelines do not absolve the house owner from complying with the National Building Regulations and the requirements of the Local Authority.

5.21 DISCLAIMER

The Aquavista HOA or the designated Estate Architects do not accept any responsibility for faulty plans or the integrity of the structures which are erected.

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