



PEPPERWOOD
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—
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**ARCHITECTURAL DESIGN
GUIDELINES
FOR**

**LOTS 14-27, 49-53, 123-
140**

**ERVEN 14893-14895,
14897- 14908**

OUDTSHOORN



PEPPERWOOD LIFESTYLE ARCHITECTURAL DESIGN MANUAL

The object of these architectural design parameters is to achieve a cohesive design within this development, and at the same time ensure that the architecture is sympathetic to the area by adapting design features common to the estate. In conjunction with this guideline will be the Building Conduct Rules which will be monitored & managed to comply with the HOA during the construction period.

1.1 Building Design Standards

The following requirements are in addition to the regulations and by laws of the Local Authority and the National Building Regulations which must at all times be complied with. The developer reserves the right to amend these standards as may be necessary to preserve the architectural style and harmony of the development.

1.2 Architects & Architectural Designers

To maintain the desired standards, all buildings must be designed by a Registered Architect or by a Qualified Designer who is registered with the South African Council for the Architectural Profession.

All proposed development is to be approved by the Developer (Bert Verlinde) & the developers appointed architect (Johan Smit Architects) prior to any building work commencing.

1.3 Plan Approval Procedure

One set of the sketch plans or working drawings signed by the owner must be submitted by email in PDF format to the Developer as follows:

The drawings must be to scale and dimensioned and must include the site plan, plans of all levels, elevations and sections.

Building lines, datums, floor levels, heights, natural ground levels and excavations must be shown together with Colours and materials for walls, roofs, windows, doors, gutters, fascia's, pergolas, awnings and paved areas for all the buildings on the stand.

All areas of site and floors together with coverage and bulk calculations must be shown. Any other information deemed to be necessary by the Developer or his agents.

On final Plan approval by council, a full set of plans must be delivered to the HOA Admin Office on site for reference during the building process.

Plans will not be approved by the HOA unless all amounts owed by the home owner to the HOA is paid in full.

A Completion Certificate will not be issued unless the home owner has paid all amounts owed to the HOA.

In the event that a home owner fails for any reason whatsoever to complete the construction of a dwelling or any other improvement to the standard as required by the Building Guidelines, then and in such event the HOA shall have the right to make such completions as deemed necessary and recover any costs incurred in such completion including construction costs, legal costs and debt recovery costs from the home owner concerned.



PEPPERWOOD

L I F E S T Y L E E S T A T E

O U D T S H O O R N

1.4 Scrutiny Fee

A R 1500 fee is payable to the developers agent for each submission to scrutinize the documentation. This fee is based on the time charge for 1 hour by the Principal of an Architectural Practice as recommended by the SACAP (South African Council for the Architectural Profession), and must accompany the submission.

Once written approval has been given in the form of an endorsement on the plans, working drawings may be prepared for submission to the Agent for final approval and then plans can be submitted to the Local Authority.

A building Deposit of R 5 000.00 must be submitted to the Homeowners Association before building commences which will be refunded after completion provided that:

1. All rubble has been removed and there is no damage to common property;
2. The building is complete, is in compliance with the approved plans, and the HOA has issued a Completion Certificate.
(SEE PROCEDURES SECTION 6)

1.5 Power of Veto

Notwithstanding any aesthetic requirements, the Developer retains the right to approve or disapprove any plans that they may consider appropriate or inappropriate for this development. The approval or rejection of any proposed building by the Agent or the Developer is final and binding by agreement.

1.6 Construction

Construction, once commenced, must be completed within one calendar year (12 MONTHS) in a workmanlike manner and with the minimum disruption to the surrounding owners. If construction is not completed within 12 months from the commencement date, the HOA shall be entitled to levy a fine of up to R1 000.00 (One Thousand Rand) per month commencing from the 7th month after the commencement date, up until the date on which the construction is completed as certified by the HOA through the issue of a Completion Certificate. The monthly fine shall be deducted from the building deposits and any balance still owing will be added to the owner's monthly levy account. Should construction still not be completed after 24 months, the HOA will be entitled to take such steps as it may deem necessary in the circumstances *inter alia* to enforce completion.

If a home owner's building does not comply with the approved plans from Council, then he/she will be informed to make the necessary corrections/alterations in order to comply with the approved plans. Failure to comply within a 60-day period, the HOA shall be entitled to levy a fine of up to R1000.00 (One Thousand Rand) per month until the occupational certificate is issued.

The site and surrounding land must be kept clear of rubbish at all times and any materials which may be displaced by the wind must be covered while the contractor is not on site.

The contractors working hours are between 06h00 and 18h00 on weekdays and 06h00 and 13h00 on Saturdays. No work is to be done on Sundays and public holidays, or during the Builders yearend holiday Break without the written permission of the HOA.

All buildings, structures and walls are to be built strictly in accordance with the approved plans, and will be inspected periodically for compliance. All site huts, stores and rubble are to be removed; Curbs, pavements (and any surrounding stands if affected) are to be reinstated to their former condition at the completion of the contract. If any of the above conditions are not met the Developer reserves the right to perform any rectification at the Clients expense.

1.7 Alterations and Additions

Plans of structural alterations or additions need to be scrutinised and must follow the same process in the procedure form. This fee is based on the time charge for one hour by a Principal of an Architectural Practice as recommended by the SACAP, and must accompany the submission.

The rules and guidelines apply to all structural and aesthetic alterations or additions.



PEPPERWOOD

L I F E S T Y L E E S T A T E

O U D T S H O O R N

2. BUILDING PARAMETERS

2.1 Building Lines

2.0 meters from all road boundaries with the exception of corner plots where a 3,0 meter building line is applicable where garage doors do not enter from the street, 1.5-meter side boundaries. Garages may be built up to the side boundary only with the consent of the surrounding owners and developer, pergolas are permitted to encroach over the building lines at the front or back for shading but must not have a solid roof over them, but no structure including foundations must encroach over the boundary nor must any rainwater discharge onto any adjoining property.

Relaxation of boundary lines — the Board of Trustees may grant permission or consent to the erection of buildings or structures between any building line and land unit boundary, provided that —

- a) Such permissions shall not be construed as a general relaxation of any building line, but shall apply exclusively to a particular building or structure or part thereof in respect of which it is granted
- b) Prior to granting of such permission or consent, the Board shall —
 - i) Give due consideration to any possible adverse effect which such permission or consent shall have on adjoining buildings, land units and sites, and on the neighborhood in general;
 - ii) Be satisfied that the circumstances under which such permission or consent is granted are of an exceptional or special nature
 - iii) Be satisfied that the architectural effect of such permission or consent will serve to enhance the appearance of a street and contribute to public amenity;
 - iv) Be satisfied that compliance with the building line would seriously hamper development in general and/or would render development on a land unit or site unreasonably difficult because of:
 - 1. The shape and size of the site
 - 2. The proximity or sitting of other buildings or structures
 - 3. Other special circumstances
 - 4. That written consent has been obtained from the adjoining owners (if possible)

2.2 Height Restrictions

The height restriction for all buildings on the river front is adjusted to 7,5 meters measured from the highest point on boundary. The remainder of the buildings in the development have a 8,5 meter height restriction measured from the highest point on the boundary. Owners and their builders are therefore advised in advance to any construction, that the HOA will not accept any application where home owners have exceeded these new height restrictions for whatever reason. We recommend that your architects and builders allow for tolerances in their planning and construction so that the end result is within these height restrictions. The HOA and Council will not entertain any application for occupation where owners have exceeded these guidelines and the costs for rectification will remain with the home owner. A Height Certificate is required from a Registered Land Surveyor. Chimneys are permitted to project a maximum of one meter above the ridge of the building.

2.3 Siting of Buildings

In order not to unreasonably affect the amenities of nearby properties, owners are requested to liaise with their neighbours when planning their homes, to preserve privacy and complement each other especially with regard to Domestic Quarters and Entertainment Areas. To facilitate this plans where available will be able to be viewed at the office of the Developers Agent. Any decisions made by the Developer or his Agent in this regard will be binding.



PEPPERWOOD

LIFESTYLE ESTATE

OUDTSHOORN

2.4 House Sizes & Coverage

Habitable areas of houses are not to be less than 120sq. m. This excludes garages, stores etc. 50% coverage will be allowed.

2.5 Outbuildings

Outbuildings must be designed in the same style and finishes as the main house.

2.6 Ancillary Buildings

No prefabricated garages stores or Wendy houses are permitted except during construction.

2.7 Garages

Each property is to have at least one garage and one onsite parking bay with paved driveway to road and carriageway crossing. Maximum width of garage is two bays on street frontage. No concrete slabs or gravel will be permitted. Pavers must be grey.

3 AESTHETIC REQUIREMENTS

3.1 Plan forms

Plan forms must be primarily rectangular or composite rectangular. No round or other shapes will be permitted, but shallow curves on balconies will be permitted. No buildings on stilts, log cabins, timber houses or A frame houses will be permitted.

3.2 Roofs

Roofs are to be pitched between 25 and 35 degrees.

Flat roofs to a maximum of 40% of the roof area are permitted as observation decks or links between elements. Mansard roofs and half hipped gable ends are not permitted. Gable ends should be simple with no curves on parapet and hipped gables are permitted.

Roof materials:

Permitted — Corrugated iron.

Not Permitted — IBR sheeting except on garages.

If hipped gables are used, the overhang must be at least 450mm all round unless corbelled mouldings are used on the wall in which case the overhang must be a minimum of 200mm.

Roof Colours

Grey shades, charcoal or Rain Cloud (every 5th house must have a different roof colour difference and will for part of the scrutinization process).

Overhangs

Allowed overhangs are either flush with face of wall OR maximum 450 mm all round.

3.3 External Walls

Walls should have plain smooth plaster and be painted, exterior colour approved by the developer. Walls are to be constructed in clay bricks or concrete bricks only. Precast concrete, concrete blocks, timber, plastered straw and its derivatives are not permitted.



PEPPERWOOD
L I F E S T Y L E E S T A T E
O U D T S H O O R N

3.4 Yards

All yard walls (kitchen, drying and courtyard) should be plain plastered brick with a coping. Maximum height permitted is 1.8m. All yard walls must be indicated on the plans.

Screening walls: External Kitchen, toilet, bathroom or domestic quarter's doors must be screened with a wall. Dust bins, washing lines, gas bottles, caravans and storage areas must not be visible from roads, parkland areas and other stands.

Rainwater tanks: Only approved rain water tanks up to a maximum of 5000 liters will be allowed and must be incorporated in the design, and screened from all views or behind approved timber screens.

3.5 Fencing

Only plain smooth plastered walls are permitted or bagged built walls with clay bricks. Timber, pole or ranch type fencing, asbestos cement, precast concrete panels and the use of razor or barbed wire are not allowed. No external boundary walls or gates are permitted to be higher than 1.2m with the exception of Kitchen yards, drying yards or entertainment areas where the height can be 1.8m. All heights of walls are measured from ground level, and all walls and gates must be shown on the plans submitted for approval with their heights. Walls to step with natural slope of ground.



3.6 Shade Provision

Cantilever charcoal shaded nets are preferred. No aluminium or steel canopies or awnings are allowed. Green shade netting will not be allowed. Retractable awnings will be considered subject to approval only.

3.7 Aerials, Solar Panels and Airconditioning Units

One TV antenna is permitted per erf, and it must be fitted as unobtrusively as possible, preferably in the roof space. Solar heating panels must be fitted flush against the roof surface and the pipes and geyser must be concealed. Aircon units must be concealed in dry yards area or behind screen walls and not be visible.

3.8 Signs

Street numbers must be bought from the developer.

3.9 Sculptures

If visible from the street or public areas these will have to be approved by the Developer and the appointed architect.

4. MAINTENANCE

All properties are to be maintained and in keeping with the quality of a private security estate. This includes

The neatness of the garden area. Weeds and litter show lack of care and will not be tolerated; The paintwork of the house must be neat and clean;
No broken items on the building must be visible and should be repaired, such as broken or loose drain pipes, gutters, eaves, roof tiles, windows, etc.

A written request from the HOA will be delivered to the home owner to rectify any of the above issues. If not rectified, a second request will follow. If still no satisfactory outcome is received from the home owner, the HOA shall be entitled to levy a fine of R500.00 (Five Hundred Rand) and in addition, the HOA will be entitled to effect the necessary repairs and/or maintenance and to recover such costs from the home owner.

5.1 Local Authority

The Oudtshoorn Municipality.

5.2 Developer

Beadica 346 cc represented by Bert Verlinde

5.3 Client

The purchaser of an Erf in the development.

5.4 Approved Drawings

The Drawings after approval by the Developer or his Agents and the Local Authority and suitably endorsed as such.

5.5 Agents

Registered Architectural Designers that are appointed by the Developer to scrutinize and approve drawings.



5.6 Building

Any development including site works or alterations to external colours or finishes being erected or completed within the development.

5.7 Home Owners Association

The Association which will be formed by the property owners within the development.



PEPPERWOOD
L I F E S T Y L E E S T A T E
O U D T S H O O R N

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BUILDING PROCEDURE FORM (SECTION 6)**

A. Submission of Plans:

1. Pay Architects scrutiny fee.
2. Make sure your levy account is paid up to date.
3. Scrutiny of plans only after deposits, fees and levies have been paid.
4. Once the plans are approved by the HOA a building deposit of R5 000 is to be paid.
5. Submission of the HOA approved plans to Council for Municipal Approval.
6. Supply 3 hard copies of approved plans to admin office before commencement of building.

B. Access to building site will only be allowed once the following is complete and failure to comply will result in the Home Owner forfeiting their building deposit:

1. Approved plans have been handed in at HOA Office;
2. Written notice has been given to the HOA of when building will commence;
3. The Site toilet is installed; and
4. Provision is made for the supply of water to be used on the building site as required from time to time.

C Process once building plans has been completed and transgressions:

1. The HOA Architect will be invited to do a final site inspection to compare the completed structure with the approved plans.
2. The Surveyor appointed by the Home Owner must issue a height certificate to be handed to the HOA if more than 1 level.
3. The HOA Architect will only issue a Completion Certificate if construction is in accordance with the Guidelines and Approved plans, which certificate is to be handed in to the Council by the Home Owner when applying for an Occupation Certificate
4. A copy of the Council Occupation Certificate is to be handed in to the Office within 5 working days of issue.
5. Only once the above has been complied with, will the Home Owner be legally entitled to take occupation of his dwelling.
6. Any alterations to the plans need to be approved by the HOA Architect and Council before such alterations are undertaken.
7. If any part of the construction or any alterations are made which do not comply with the Guidelines, then these corrections need to be made before a Completion Certificate will be issued and thus occupation will not be permitted.
8. If a Home Owner takes occupation of his house before a Completion Certificate is issued by the HOA Architect, he shall forfeit his building deposit in favour of the HOA and in addition will be levied a fine of R200 per day for every day that the house is occupied without a Completion Certificate.
9. All outstanding levies, penalties and fines must be settled before a Completion Certificate is issued and the building deposit reimbursed. The HOA shall be entitled in their sole and absolute discretion, where the building deposit has not been forfeited, to deduct all outstanding amounts due by the Home Owner from the building deposit before reimbursing the balance thereof to him.