

Thorn Valley Estate
GREENSTONE HILL

ARCHITECTURAL GUIDELINES
STATUTORY ASSOCIATION DOCUMENTATION

THORN VALLEY ESTATE : RULES AND GUIDELINES

ARCHITECTURAL GUIDELINES

Introduction

1. These rules and regulations are designed to ensure a high quality, secure and harmonious environment and lifestyle for the Owners and residents of Thorn Valley Estate. In order to attain these objectives it is necessary for each Owner and resident to honour and abide by these rules.
2. The rules and regulations have been established in terms of the Memorandum and Articles of Association of Thorn Valley Estate Home Owners Association (TVEHOA). They are binding upon all Owners, residents and occupants of the Estate, as is any decision taken by the Directors in interpreting these rules.
3. It is the obligation of all Owners of any property in the Estate to ensure that these rules are complied with by the Owner, resident or occupant of the Owner's property or present on the Estate whether such be as family members, employees, tenants, visitors or friends.
4. These rules may be changed by the Directors of the TVEHOA from time to time and are binding on each Owner and resident of the Estate.
5. The conditions stipulated in any of the individual documents that comprise the overall rules and regulations of the TVEHOA, such as these individual fines & penalties rules, shall be regarded as having been incorporated in the rules and regulations and will be similarly binding on all Owners and residents of the Estate.

ARCHITECTURAL GUIDELINE SPECIFICS

STAND NUMBER : _____ SALES NUMBER : _____

This Agreement is between:

The Thorn Valley Estate Home Owners Association

The Owner (employer) _____

And the Owner's Architect _____
(Jointly hereinafter referred to as the Parties)

Nomenclature:

TVEHOA Thorn Valley Estate Home Owners Association

Estate Thorn Valley Estate

Owner's Architect Architect or Architectural Designer commissioned to design the new dwelling on the stand (number given above)

Preamble: The rules set below cover the Architectural Rules & Guidelines applicable to all design of new dwellings on Thorn Valley Estate, but it is stressed that Owner and main contractors are to ensure that all parties adhere to all the rules of the Estate and all building regulations.

THORN VALLEY RESIDENTIAL ESTATE : RULES AND GUIDELINES

ARCHITECTURAL

These conduct rules and regulations are applicable to all members, architects or permitted design studios, building contractors, sub-contractors and suppliers operating within the Estate

As the building within Thorn Valley Estate will be conducted over a period of time, the following rules and regulations have been formulated for the benefit of the residents.

Any contravention of the Estate security and access control rules and protocols will be severely dealt with by the Thorn Valley Estate Home Owners Association. Depending on the nature of the circumstances, such contravention could lead to the suspension of the building works and a barring of access onto the Estate.

Only accredited building contractors will be permitted to contract at Thorn Valley Estate. All builders must be members of M.B.A., N.F.B.A.S.A or B.I.F.S.A. All building contractors must submit references and proof of memberships, etc., to the Association.

All building plans must be prepared by a **registered architect** or an **architectural designer** and submitted for approval to the Architectural Review Committee of the Home Owners Association. Only after this approval has been obtained in writing may plans be submitted to the Local Authority. It is the owner's responsibility to ensure that all plans are submitted and approved by the Local Authority prior to construction.

An architect responsible for the implementation of these guidelines will be appointed by the Home Owner's Association and such individual shall be responsible for the approval of all plans and buildings on behalf of the Thorn Valley Estate Home Owners Association.

These guidelines set out for prospective homeowners are the design criteria they will have to comply with if they wish to build at Thorn Valley Estate. The guidelines have been developed to protect and maintain the unique environmental and physical attributes of the property.

These are characterised by simplicity, geometric and non-symmetrical order, harmony and visual continuity and are visually set against a simple landscape background of lawns and trees. This is the underlying vision for the architecture of Thorn Valley Estate.

It is the intention to create an Estate lifestyle and aesthetic within the Estate. In order to create this lifestyle, the use of completely fenced off gardens is discouraged. The flowing of the public open space into the garden and stand generally is encouraged. Therefore the placing of a building on the site is crucial in achieving this.

Porches and verandahs are encouraged, as are low level garden walls to demarcate private and public spaces – if the free flow open gardens cannot be provided. Provision for all parking for residents must be within the private property of each individual stand.

All houses – including outbuildings within the Estate - must be designed to conform with these guidelines to the satisfaction of the Thorn Valley Estate Home Owners Association. Any development in the Estate will be subject to the submission of a building plan to the controlling architect. Such building plans must be approved by the controlling architect before they can be submitted to the Local Authority for approval.

It is noted that there are two separate and distinctive architectural design styles and suburbs within Thorn Valley Estate and specific design criteria are applicable to these individual styles, which shall be controlled outside of these rules and guidelines.

The aim for Thorn Valley is to consist of a variety of architectural styles, within the frameworks for the two suburbs of the Estate, whilst retaining an overall integrity of character.

Every effort will be made to ensure that standards are observed by all stand owners. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that the above standard will be adopted throughout the Estate.

A once off building control fee will be charged for the duration of the construction of the dwelling. The purpose of the fee is to ensure that the architectural integrity of the Estate is protected by regular on-site visits to ensure that houses are built according to the approved plans.

The sites will further be monitored to ensure that the construction sites are neat and tidy, infrastructure is not damaged and that the operation cause as little as possible inconvenience to others. This function is needed to ensure that the property values in the estate are protected.

The owner shall procure the removal of all builders' rubble, including excess earth and stone, from the road reserve/pavement area outside of his property immediately upon written demand from the Home Owners Association. Failure to comply promptly with such demand shall entitle the Home Owners Association to impose a penalty fine and, if need be, to remove such rubble on the owner's behalf and at the owner's expense.

Whilst these rules and guidelines are applicable to both suburbs of Thorn Valley Estate, this document also includes two sections of guidelines, which are applicable and specific to each of the two suburbs within the Estate, being Stone River Valley and Thorn Valley.

GENERAL

1.0 Prior To Commencement

- 1.1 All building plans must be approved by both the TVEHOA and the Local Authority.
- 1.2 All statutory fees and deposits must be rendered. Deposits will not be interest bearing.
- 1.3 Perspective drawings and photos may be requested.
- 1.4 Notwithstanding the fact that the building plans may comply with all the above, the approval or rejection of such plans shall be at the sole discretion of the Thorn Valley Estate Home Owners' Association and ARC, which approval shall not be unreasonably withheld.
- 1.5 The architectural style of the house will be considered in relation to that of other houses in the area, as well as aesthetic appearance and the proposed siting of the building and such other factors as the Thorn Valley Estate Home Owners' Association and the ARC in its entire discretion may deem appropriate.
- 1.6 Nothing in the above will be construed as permitting the contravention of the conditions of title to any erf of any By-Laws or Regulations of the Local Authority.

TOWNPLANNING CONTROLS

2.1 General – Res. 1 Stands Only

The restrictions set out in this document are in addition to any restrictions imposed in terms of conditions of title, Town Planning Scheme, or National, or any other Building Regulation.

Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within parks shall be at the sole discretion of the Architectural Review Committee (ARC).

Similarly, compliance with restrictions imposed by the Architectural Review Committee shall under no circumstances absolve the Member from the need to comply with restrictions imposed by third parties, nor shall Architectural Review Committee approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

2.2 Density

Maximum one dwelling per stand based on 15 dwellings per hectare with a minimum Erf size of 450 m², in the event of the Erf being sub-divided. FAR - 0.8.

2.3 Coverage

The maximum coverage shall be 50% for single storey and 40% for double storey.

2.4 Height Restriction

No dwellings shall be erected without permission from the ARC, the primary consideration of which will be to safeguard the privacy of adjacent residents.

Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8.5 meters (eight and a half metres) measured from the lowest point of the specific stand on which the structures are to be erected. Stands requiring alternative design may be considered by the ARC.

Boundary walls, associated piers, etc., and/or other architectural features where approved by the ARC may not exceed 2.20 meters measured at the highest extreme point between in-situ or finished ground level and top of wall.

2.5 Building Lines

No structures shall be erected within the building lines imposed by the Town Planning Scheme. The general building line is 2.0 meters, which may be relaxed to zero meters with an approved site development plan.

A 5.0 meter building line from the access is required to allow for visitor's parking. If a double storey is erected the building line will be 5.0 meters from the stand boundary.

2.6 Time Limits For Construction

In order to reduce inconvenience to neighbours and unsightliness, time frames have been imposed on construction. No lengthy interruptions shall be permitted and the following is applicable :

- 2.6.1 Construction of any new buildings must commence within 12 months of the first transfer being effected from the developer to the first registered owner.
- 2.6.2 Construction of any new buildings must be completed within 12 months of the commencement of construction.
- 2.6.3 In the event that construction is not commenced or completed within the said time periods, the Association shall impose on all Owners who have failed to do so, a monthly penalty of twice the monthly levy as determined by the Board Of Directors. The said penalty shall be imposed in arrears on the first day of each month for which the Owner remains in breach of the time limits for construction.
- 2.6.4 New owners taking transfer of stands that are in breach of the time limits for construction are to be granted a three month grace period in which to start construction, before penalties are re-imposed.
- 2.6.5 Phased design and construction must be structured in such a way that the end of each phase should be aesthetically acceptable to the design review committee. The consent of the Association is required to any phased construction.
- 2.6.6 Depending on the extent and timing of any phased construction, the Association may impose the penalty for non-completion within the set time frame.

3. NHBRC

The purchaser acknowledges being aware that all dwellings constructed within Thorn Valley Estate must comply with the NHBRC Guidelines and the Housing Consumers (Protection of Measures Act (No. 95 of 1998). Similarly, any warranties and/or regulations prescribed by the Act/NHBRC shall take precedence over a provision in the contract documentation, except in an instance of a dispute over quality of finishes/repair of defect item, where the Thorn Valley Estate Home Owners decision shall be final and binding on all parties.

4. MISCELLANEOUS ARCHITECTURAL GUIDELINES

- 4.1 The aesthetics of the design of parapets, fascias, capping eaves, roof trim, guttering and roofing materials in general will be considered.
- 4.2 All external finishes and colours should be specified and colour samples may be requested.
- 4.3 All glazing is to be clear or mildly tinted glass in the light to medium grey tones. No coloured glazing, other than in accent usage is permitted and in such event – only at the consent of the ARC. All mirror or reflective glazing is prohibited.
- 4.4 Awnings, TV aerials, blinds and other items, which do not form part of the basic structure, should be clearly shown and annotated on approval drawings.
- 4.5 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on approval drawings.

- 4.6 Solar geysers and associated equipment and installation must be screened off from general view and where possible integrated into the structure and envelope of the house.
- 4.7 On pitched roofs, only the solar panel itself is permitted to be exposed and installed outside on the roof surface, with the main tank body located either inside the roof space, or located at ground level with all piping concealed in ducts or trunking, finished off painted to match the main body of the house.
- 4.8 On flat roofs, the equipment must be screened from general view by means of sidewall and rear cladding or parapet walls.
- 4.9 On the Stone River Valley curved roofs, no solar panels or solar material blankets shall be permitted on any curved feature roofs and no exposed piping shall be permitted.
- 4.10 Outbuildings and additions should match the original design and style, both in elevation and in material usage.
- 4.11 Staff accommodation and kitchens should open onto screened yards or patios.
- 4.12 In general, no staff accommodation may be nearer to the street than the main building and must be contained under the same roof or integrated into the overall design.
- 4.13 Yard walls and screen walls should complement the basic materials of the building.
- 4.14 The privacy of surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "entertainment area" (for example, the swimming pool) of adjacent dwellings unless approved by the HOA.
- In a situation where there is any form of open space or a road reserve immediately behind a property, then the adjacent property across from the rear of such property has no claim to the privacy criteria due to the benefit of the intervening open area.
- 4.15 All exposed plumbing and washing lines should be fully screened from the street elevation and other elevations onto adjoining properties.
- 4.16 All main vertical plumbing stacks must be enclosed in a shaft and single plumbing connections, where exposed, must be concealed or coloured to match the walls.
- 4.17 Mechanical equipment and plants such as air-conditioners – including grilles and condensers, ducts, pool pumps, geysers, etc., - must be designed into the buildings and/or adequately enclosed or screened off from view.
- 4.18 Sun control devices and shutters, whether applied in the same plane of the façade or projecting off it, may only be considered upon application to the ARC.
- 4.19 Perspective views may be requested as part of the approval documentation.
- 4.20 Chimneys either for fires or braais must be designed as a feature of the house and in the same style as the house. Only approved smoke-free type fireplaces are allowed.
- 4.21 Plinths, copings, window and door surrounds are encouraged in all buildings and fencing.

- 4.22 Verandas are encouraged as Entrance Features and outside entertainment areas.
- 4.23 All roofing materials for verandas and entrance porches must be of a similar material and design as the main roof of the house.
- 4.24 All plans must include at least one enclosed garage, which must be constructed at the same time as the original main building. No flat roofed carport will be permitted unless screened with walls and features to blend with the design of the main dwelling.
- 4.25 No garden sheds, wendy houses, dog kennels and any covered facilities such as for caravans, boats or trailers are to be visible from the road or private open spaces and may not be placed in the building restriction areas of the property.
- 4.26 All additions and future extensions require to adhere to the standard plan approval process.
- 4.27 Only paint colours compliant with the approved paint palette shall be permitted.
- 4.28 No full-face brick houses will be allowed.
- 4.29 Plaster and painted clay or concrete masonry as main walling material is preferred with a minimum of 230 mm wide brickwork.
- 4.30 Natural stone (preferably loose packed sandstone), riven walling, mosaic tiling, etc., can be used selectively as detail elements such as feature panels or reliefs, chimneys, etc.
- 4.31 All garden features and structures must fit into the architectural character of the house.
- 4.32 All external boundary walls to individual properties which face onto a park, walkway or any other common property of the Estate must be plastered and painted to match either the general body of the house or the general paint colour utilised by the Estate for all such similar exposed boundary walls.
- 4.33 Boundary walling must not exceed 2.20 meters in height and will be plastered and painted both sides, to a design and finish approved by the Home Owners' Association.
- 4.34 In the event where there is a change in ground level, either natural or as a result of the new build, such specific situations must be brought to the attention of the Home Owners Association before any construction commences. The final height of the completed wall inclusive of the retaining wall component and the method and specification of construction must be pre-approved by the Home Owners' Association.
- 4.35 Any retaining wall component must cater for the differential in ground, taking acceptable precautions by the installation of waterproofing, stone, perforated pipe and bidum, to drain the excess water away to suitable discharge points.
- 4.36 The tops of all boundary walls must be suitably protected from water ingress with the application of a waterproofing membrane on top of the wall.
- 4.37 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
- 4.38 No building may be smaller than 180 m², excluding garages and outbuildings.

- 4.39 All driveways must be fully paved with paving bricks as approved by the controlling architect.
Driveway widths will be limited to 6 000 mm at the junction with public roads.
- Only brick paving consisting of full bricks and concrete block paving is allowed.
 - No broken bricks, solid in-situ concrete slabs, gravel chips, loose stones, or pebbles, premix/tarmac, or imprint style paving is allowed.
- 4.40 Provision for all parking for residents should be made within the property and not on the Estate roads. Preferably visitors' parking should also be located on the property, even if only on the driveway and visitors' parking on the Estate roads is a last resort.
- 4.41 Landscaping on sidewalks must be undertaken within the integrated landscape language of the Estate to be approved by the controlling architect with assistance from the appointed landscaping consultant.
- 4.42 The landscaping theme of the Estate is to encourage the use of indigenous trees and plants. The sidewalks are to be planted with indigenous species in accordance with the landscape design guidelines. The portion of all properties that border onto the street boundary and the portion of all properties between the building lines and the street boundary must all be landscaped.
- 4.43 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.
- 4.44 It is the obligation of any proposed owner, owner, architect, contractor and/or sub contractor to familiarise himself with the current and proposed bulk engineering/municipal services and their location on the Estate. These engineering/municipal services include, but are not limited to, water and electrical services, sewerage removal, storm water pipes and drainage. The HOA will not in any way whatsoever be liable for any damage which any owner, proposed owner, architect, contractor or sub contractor may suffer as a result of the existence, situation or otherwise of any such engineering/municipal services.
- 4.45 The owner should note that the receipt of non-concentrated stormwater from a higher lying property or the discharge of stormwater onto a lower lying property is obligatory in terms of common law and the HOA cannot in any way be held responsible for any damage arising there from.

5. PROHIBITED BUILDING MATERIALS OR INSTALLATIONS

To allow for diversity and interest, a variety of individual architectural designs will be encouraged. In principal no limitations are placed on building materials other than the following items, the use of which is not allowed.

- 5.1 Unpainted plaster.
- 5.2 Unplastered stock bricks or blocks, non-decorative block walls, logs or timber walls, or any external log or timber cladding.
- 5.3 Unpainted or reflective metal sheeting.

- 5.4 Reflective or false roofing materials.
- 5.5 Reflective or coloured glazing, curtain walling, large glazed sections unless incorporated into the build in an acceptable architectural treatment.
- 5.6 Pre-cast concrete walls.
- 5.7 Wood panel fencing.
- 5.8 Razor wire, security spikes or similar features except with the permission of the design review committee on either internal boundary walls or on the perimeter wall of Thorn Valley Estate.
- 5.9 Electric security fences, security beams, or other forms of security installations that require to be installed in visible positions on boundary walls.
- 5.10 Lean to's and temporary carports or patent type shade netting structures.
- 5.11 Shade netting may only be used if incorporated within an approved purpose made structure.
- 5.12 Thatch.
- 5.13 Asbestos materials.
- 5.14 Lapa's may not be visible from the streets.
- 5.15 Wendy houses and other wooden structures, sheet metal outdoor sheds, etc.
- 5.16 Externally fitted burglar bars.
- 5.17 Trellis doors and other forms of security grilles and doors.
- 5.18 Roller shutter griller and doors.
- 5.19 Exposed geysers or solar geysers and associated equipment.
- 5.20 Exposed AC equipment.
- 5.21 No boreholes may be permitted to be drilled.
- 5.22 No pre-fabricated concrete garden features and statues are allowed.
- 5.23 No alterations to boundary walls are permitted.

The approval of the ARC should be obtained for the use of any materials other than conventional brick and mortar.

6 POWER OUTAGES AND ALTERNATE ELECTRICITY GENERATING MECHANISMS

The purpose of this clause is to permit the installation of alternative electricity generating mechanisms to assist during power outages or blackouts. These could be generators, solar power, uninterrupted power supplies (UPS), etc., (collectively "alternative resources").

It should be noted that the consent for such alternative resources does not transfer any legal responsibility to the Association due to damage, injury, or death, which may result, due to the installation and/or usage of these mechanisms.

- 6.1 The use of alternate resources is subject to the following terms and where prior approval of the installation is required from the Association.
- 6.2 The use of these alternate resources shall comply with all applicable legislation.
- 6.3 Applications in writing must be submitted to the Managing Agents in advance of any installation. The Architectural Committee shall consider applications and a response issued back to the applicant as soon as possible. The submission must include a site plan illustrating the intended position of the equipment, including the proximity to the boundary walls, etc.
- 6.4 Without limiting the general acceptability of the application, should an Owner wish to operate a diesel/petrol-powered generator, or any other noise emitting alternate resource, the following must be adhered to :
- A Where possible, full details of the generator to be purchased, must be detailed in the owner's application to the HOA. Approval may be withheld until such detail is furnished and may be limited to a specific manufacturer's equipment or specific model.
 - B The signed approval of all surrounding neighbours must be recorded on the site plan to be submitted with the application. Should, in the opinion of the Association, the approval of a neighbour be unreasonably withheld, the Association, on the basis of an inspection and sufficient motivation, may approve the application, notwithstanding the failure to obtain all neighbours' consent.
 - C The generator must be acoustically screened off within a special chamber or enclosure and the exhaust system must be sufficiently attenuated in order not to create a noise nuisance or disturbance. The exhaust must not discharge toward the adjacent houses. The equipment must be installed on anti-vibration brackets or mountings.
 - D The generator may not be operated within a habitable room or in a room connected to such area due to the danger of CO poisoning. It is noted that many domestic/industrial generators are supplied with outdoor finishes and may not require an additional structure to house the generator.
 - E The alternate resource appliance must be installed as close as possible to the applicant's residence.
 - F A qualified electrician must connect the alternate resource appliance to the electrical wiring of the residence and a copy of the Certificate of Electrical Compliance must be issued to both the owners and the Home Owners Association.
 - G Owners are recommended to consult with their household insurance company for advice on the cover due to the installation of the alternate resource appliance.
 - H The installation must be aesthetically pleasing, in the sole discretion of the Architectural Committee.
 - I Generators should preferably not be operated before 07h00 and after 22h00 when the ambient sound levels are very low and may, in any event, only be operated during official power outages.
 - J The noise generated must not cause undue disturbance to adjacent neighbours.

- K The noise levels must not exceed 55 decibels during daytime operation and not exceed 45 decibels during night time operation – as per the Local Authority By-Laws.
- L Generators may not be installed or operated in such a fashion as to constitute a fire hazard.
- M The aforementioned rules shall also apply to small portable generators that are not connected into the existing electrical circuits/distribution boards and prior approval for the use and positioning thereof is also required.

6.5 It is noted that the ruling penalty clause in the Local Authority By-Laws records that :

Any person who contravenes or fails to comply with the provision of these regulations shall be guilty of an offence and liable on conviction to a fine not exceeding R20,000, or to imprisonment for a period not exceeding 2 years, or to both such fine and imprisonment, and in the event of a continuing contravention to a fine not exceeding R2,509 or to imprisonment for a period not exceeding 20 days, or to both such fine and imprisonment for each day on which such contravention continues.

6.6 A noise meter will be purchased by the Estate Manager to assist the management of noise levels. In addition to the aforesaid Municipal Penalties, the Association may impose penalties in terms of its Articles and rules in the event of any contravention of these rules. Habitual contraventions of these rules will result in the summary withdrawal of the permission to operate an alternate resource appliance on the Estate.

6.7 Members who have already installed alternate power resources as a post-construction and occupation status, where such new equipment did not form part of any plan approval process are required to lodge an application for approval to the Association of the manner in which the equipment has been installed in order to receive a Certificate Of Approval. All owners who fail to comply with this requirement shall be subjected to a one-off fine, followed by a weekly fine for on-going non-compliance. All members' privileges shall be withdrawn in parallel for the entire period of non-compliance.

7 ARCHITECTURAL GUIDELINES SPECIFIC TO THORN VALLEY SUBURB

7.1. Treatment of Stand Boundaries

7.1.1 Although it is appreciated that the diverse nature of single residential neighbourhoods will lead to a varied treatment of street boundaries, every effort should be made to avoid the hostile "canyon-like" effect that high solid walls along streets cause in many residential areas. No boundary walls to be built within the flood line area except with express permission of the HOA.

In order to enhance the appearance of sidewalks, the streetscape and the general Estate, the following guidelines apply:

7.1.2 Boundary walling in stone or approved face brick as well as approved painted plaster walls is allowed on boundaries between houses.

7.1.3 If boundary walling is essential on the street frontage (for example to prevent small children or pets from leaving the property) then the use of a good quality decorative steel palisade of colour approved by ARC is preferred.

7.1.4 Any external face of the boundary walling to an individual property which faces onto the public or common property of the Estate must be finished off in keeping with the balance of the general walls, ordinarily being plaster and paint.

7.1.5 If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool from the street), then such walling should be as low as possible, and should not extend for more than 25 % of its length as a continuous line parallel to the street boundary. If a solid wall is unavoidable, a stepped-back or articulated wall is considered less detrimental to the streetscape.

These walls must be substantially the same as all the other walls surrounding Thorn Valley Estate, or as approved by the ARC.

7.1.6 Should a boundary wall require to be constructed where part of the wall acts as a retaining wall, it is the member's responsibility, outside of any necessary professional design and specification, to ensure that the area of wall to be backfilled against, is waterproofed and has drainage facilities, all as necessary to prevent damp penetrating to the other exposed face of the boundary wall.

7.1.7 In order to provide stacking space for cars and for visitor's parking, garages fronting directly onto the street should be set back five metres from the stand boundary.

7.2 General

7.2.1 The maximum heights of face brick or stone plinths to all dwellings above the natural ground level will be limited to 680 mm (8 courses) and must therefore step down the slope of the erf where applicable.

7.2.2 Solar geysers on pitched roofs. Only the solar panel itself is permitted to be exposed and installed outside on the roof surface, with the main tank body located either inside the roof space, or located at ground level with all piping concealed in ducts or trunking, finished off painted to match the main body of the house.

7.2.3 Double pitched roofs are preferred in any shape as allowed by the specified roof finishes.

7.2.4 Monopitched structures can be used as additional elements onto main buildings, such as verandahs and entrance porches.

7.2.5 The minimum roof pitch is 17 degrees. Gutters and downpipes of a colour to match the external walls or roof materials are permitted.

7.2.6 Roof coverings may only be either concrete roof tiles, natural slate or coloured steel sheeting in the Chromadeck colour range and profile.

8. ARCHITECTURAL GUIDELINES SPECIFIC TO STONE RIVER VALLEY SUBURB

8.1. Treatment of Standard Boundaries

8.1.1 Owners are encouraged not to use a fence on the street boundary or within 2.0 meters from the street boundary, but rather to use landscaping and landscaped berms to create privacy. The rear of the house being enclosed is suitable for children and pets.

- 8.1.2 Where a security boundary is required, such treatment is to be by way of either plain brick walls, or plain brick walls with decorative palisade infill panels, or decorative palisade and brick pier combinations.
- 8.1.3 Where a wall is used for privacy, such wall may not exceed 7 .0 meters in length without having a panel of decorative palisade fence not less than 1.50 meters in length.
- 8.1.4 Walling must not exceed 2.20 meters in height and must be plastered and painted both sides, and will be of a design and finish approved by the HOA.

8.2 Architectural Character

The Stone River Valley architecture is a unique and prescriptive design where the following guidelines must be adhered to:

8.2.1 Verandas and entrances to buildings

- Verandas are encouraged as entrance features and outside entertainment areas.
- All roofing materials for verandas and entrance porches must be of a similar material and design as the main roof of the house.
- Exceptions can be approved on individual merit only.
- All main entrances to buildings to be clearly defined.

8.2.2 Building elements

- Chimneys for braais and fireplaces are to be designed as a feature of the house and in the same style as the house.
- Balustrades to be either brick walls, stainless steel, natural anodised brushed aluminium, or a combination of both solid wall and balustrade.

8.2.3 Doors and Windows

- Fold-away or stacking doors are encouraged in lieu of sliding doors.
- Only internally fitted glazed security bars are allowed.
- Doors and windows must be white powder coated aluminium.
- No external security gates will be allowed where visible from the street.
- No security bars are allowed as enclosures for verandas, stoeps or balconies.
- No roller shutter grilles or doors are allowed as enclosures for verandas, etc.

8.2.4 Roofs

- Only vaulted self-supporting steel sheeting CM2005 at an arch of 19m radius will be permitted.
- Parapet walls will surround flat sections of roofs. Waterproofing to be non-reflective.
- No gutters are permitted off the curved roof sections and all down-pipes from flat roofs will be incorporated into the build and shall be screened from general view.
- No thatch gazebos or lapa's will be permitted.

8.2.5 Doors

All doors must be finished in white. Timber garage doors and/or approved colour Chromadek, fibreglass and aluminium garage doors may be used, all with white horizontal strips.

ACKNOWLEDGEMENT

The Architectural Rules & Guidelines document and all its contents have been read and are fully understood.

We, the owner's architect and owner, undertake to comply with all the contents of this document in addition to any further controls, which may be instituted by the Thorn Valley Estate Home Owners Association from time to time in the form of a written notification and to ensure compliance with the same.

Necessary action shall be taken on all transgressors of the above rules and regulations.

Owner

Owner's Architect

Name

Name & signatory

Witness

Witness

Date

Date

Stand No: _____
(As per surveyor general plan)

Name of Architectural Practice

Tel: _____

Tel (B) _____

Fax: _____

Tel (H) _____

Cell No _____

Cell No _____