

PEARL VALLEY

— HOME OWNERS ASSOCIATION —

Architectural Design Guidelines

ALL ERVEN

July 2024

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INTRODUCTION:

This document has specifically been prepared by the Developer and his Professional team to establish, maintain, and control the **architectural character and unique architectural identity** of Pearl Valley Golf Estate, without inhibiting the individual's creativity and style.

The elements that form the essence of the Pearl Valley architectural character and the control of these elements are explained in this document. These control elements are, amongst other things; the covering, overhangs, pitch, colour and articulation of the roofs; all exterior paint colours; the street and environmental interfaces; the appearances and proportions of the window and door openings penetrating wall surfaces and the relationships between buildings. Pictures within this document are for clarity, to avoid misinterpretations and to ensure consistency of Architectural elements on the Estate. By controlling these elements, the full potential of Pearl Valley will be realized, thus growing the investment that homeowners have made in their individual properties.

The continued updating of the Architectural Design Manual is necessary to ensure that new properties at Pearl Valley Golf Estate are developed to maintain the overall Pearl Valley aesthetic and architectural character. Any amendments within this document supersede previous issues.

NOTE: No decision or waiver which the Aesthetic Committee or Controlling Architect may approve shall be construed as creating a precedent for future decisions. Strict adherence to the guidelines will be observed. The Aesthetics Review Committee reserves the right to strictly enforce adherence to the guidelines.

The Pearl Valley Homeowner's Association and the Aesthetic Committee will ensure that the guidelines are complied with during both design and construction phases of each building project.

CONTROL:

The control is through the Pearl Valley Homeowner's Association and its appointed consultants. The control will be affected by applying the general restrictions; following a mechanism for plan approvals; applying a code of conduct and rules for construction activities and monitoring construction work on site.

Pearl Valley HOA Office:

Tel: (021) 867 8000

Landscaping drawings to be submitted to Karen McCarthy at karen.mccarthy@pvhoa.co.za.

1. GENERAL PRINCIPLES:

- 1.1 This "design control document" is defined by body of text (the written guidelines) which contain rules (which are enforceable) and guidelines (which are suggestions and not enforceable) both of these are further explained and amplified by sketches where applicable. (The visual guidelines).
- 1.2 The title deed and deed of sale state that homeowners must comply with the architectural and environmental controls when houses are designed and built.
- 1.3 The design guideline document can be downloaded from the PVHOA Website <https://pvhoa.co.za/>
- 1.4 Architects are encouraged to use the existing trees on the erf as design opportunities, as opposed to seeing the trees as design inhibitors.
- 1.5 **All existing trees together with the entire site are to be specifically surveyed and must be indicated on the submission drawings, irrespective of whether they are to be removed or incorporated into the design.**
- 1.6 The purchaser undertakes that the erection of a dwelling shall be completed within 24 months after the date of registration of the first transfer of the property from the developer (the final date). Completion shall have occurred only upon the issue of a certificate of occupancy by the local authority.
- 1.7 If the purchaser fails to commence the construction of the dwelling by not later than the first day of the 16th month following the date of registration of the first transfer of the property from the developer, the association will be entitled, without prejudice to any other rights which it may have, at its election to impose upon the purchaser, to landscape, irrigate and maintain the erf at the cost and expense of the purchaser who shall be obliged to make payment to the association of all amounts falling due in terms of this clause, on demand.
- 1.8 The controlling architects will ensure that these guidelines are complied with during the design phase and conduct an inspection to ensure compliance of the building with the approved drawings prior to issue of an occupation certificate. This includes alterations & additions.
- 1.9 All building plans submitted for approval must be accompanied by a landscape plan compliant with the regulations. Changes to existing landscaping need to be submitted to the HOA and approved prior to work commencing.
- 1.10 The controlling architects must approve all building plans before these are finally submitted to the applicable Local Authority for approval.
- 1.11 The approval of the Aesthetic Committee of Controlling Architect 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.
- 1.12 Any submissions which deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the controlling architect and the duly appointed Homeowners Association representatives feel that the waiver will promote good architecture and the interest 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.
- 1.13 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 vis-à-vis (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 submission responds to the specific site and may be accompanied by photographs, charts or any other relevant information which informed the design. (rule)

1.14 All erven zoned Single Residential are to accommodate only a single free-standing dwelling unit that is to be developed. (Refer to development plan, for orientation and refer to subdivision diagram, for individual erf description).

1.15 The Pearl Valley HOA reserves the right to request a surveyor's height certificate if deemed necessary.

2. SUBMISSION REQUIREMENTS:

The property owner is free to choose his/her own architect subject to the condition that these written and visual guidelines form the basis of the house design.

2.1 It is a requirement that the submission application of any building plan for approval, to the Design Review Committee, be designed and submitted by a SACAP registered Professional Architect (PrArch.), or such other categories of profession as per SACAP guidelines at the discretion of the committee members for alterations and additions, with the title block on the plan reflecting the name and contact details of that registered professional. Plans will not be accepted or tabled unless this requirement is complied with. (Rule)

2.2 **A full set of building plans** must be submitted to the Controlling Architect before 12h00 on the Friday before the meeting, (meetings are held fortnightly on a Thursday). Late or incomplete submissions will not be entertained. Drawings must be submitted as one file with vertical orientation. (Rule) The submission must include the following:

2.2.1 New Submissions:

- a **Full set of Architectural plans, including window and door schedules, stormwater and sewerage reticulation, finishing schedule and 3D's of all elevations.**
- b Completed Check List
- c Proof of payment for submission fee
- d A site survey plan indicating the contours of the land, (by a registered Land Surveyor).
- e Landscape plan. Architectural plans will not be approved without the submission and approval of a landscape plan.
- f SACAP privy seal as proof of registration to accompany submission.

2.2.2 Rider Plan / Alterations & Additions Submissions:

- a Full set of Architectural plans, including window and door schedule and 3D.
- b Completed Rider plan check list.
- c Proof of Payment for submission fee
- d All revisions are to be clouded and tabled, numbering without clouds will not be accepted.

2.3 The Controlling Architect will email his comments within 3 working days to the SACAP registered PrArch on whose title block the plans were submitted.

2.4 Once these plans are deemed to fully comply with the guidelines, the Controlling Architect will endorse the plans for applicants for further submission to the Local Authority. (A copy of the stamped plans must be kept on site during the building process together with the Council approved drawings.)

3. SITING OF HOUSES AND ORIENTATION:

3.1 To define the street edge, individual residential homes are generally to be set out parallel to street

boundaries. But if the street boundary is not perpendicular to the side boundary, the side boundary should be taken as the set-out line. Architects must use their discretion in positioning the house on the site. (Rule)

3.2 Individual residential homes are to be designed with consideration for such factors as views & privacy. **First floor windows and balconies should attempt not to impinge on neighbor's private living areas.** The owner and architect should not design in isolation of the immediate surroundings. (Guideline)

3.3 Individual residential homes are to be designed to address prevailing weather conditions. The optimum orientation for houses would be with living areas to the North, the South side offering protection against prevailing summer winds. Extensive eaves projections and pergolas with deciduous climbers can offer the necessary protection against high summer sun yet allowing the low winter sun to filter through thereby reducing the need for artificial cooling and heating. (Guideline)

4. BUILDING LINE RESTRICTIONS: RESIDENTIAL ERVEN

Category 1 (relates typically to erven with an area less than 1200m²)

Category 2 (relates typically to erven with an area greater than 1200m²)

4.1 STREET BUILDING LINES AND SETBACKS:

Street building lines are "layered", (as illustrated in fig. 1).

4.1.1 Screen Walls of maximum 1.5m high may be constructed along the 4.5m building line to define the street edge. These screen walls need not follow the building line rigidly but should not extend more than 2/3 of the street frontage of individual erven and must not cross the space between the side building line and the boundary. From this point, a fence may cross the side space to meet the boundary fence. See item 4.1.6 below. (Rule)

4.1.2 Entrance Structures or Gazebos may perforate these screen walls and may be built onto the 4.5m building line described above. There will be a roof ridge height restriction of 4m and will be limited to take up only half the screen wall length. (Rule)

4.1.3 Garages should be set back beyond the lines of the screen walls described above and will have a minimum building line restriction of 6.5m. Side entry garages may be built onto the 4.5m building line. (Rule)

4.1.4 Main Components of residential units, excluding garages, must be set back to a minimum of 8.5m. Setbacks, together with the screen walls described above, could form private courtyards screened from the street, and in certain designs could form a vehicular forecourt. (Rule)

4.1.5 Blank walls facing the street must be softened by using fenestration or approved trellis work for vertical planting. (Rule)

4.1.6 Black plastic coated steel palisade is allowed to be erected on side boundaries and suitably concealed with planting. If running parallel to the street, it is to be set back a minimum of 7m from the street boundary. Fences can return to screen walls. Refer fig 1. (Rule)

4.2 SIDE BUILDING LINES:

4.2.1 Side building lines will be restricted to a minimum of **2.5m**, with an aggregate of **5m** for category 1 erven and an aggregate of **6m** for category 2 erven.

4.2.2 Further building line restrictions will be applied: a **45°** angled line will be taken from the natural ground level against the side boundary line, on both sides of the house and projected towards the house. No portion of the house may encroach above this **45°** line. (Rule)

4.2.3 No built structures will be permitted within side building lines except for **yard walls**, which will

be allowed to extend over the building line to the side boundary, between the **7m** from street and **10m** from golf course or water body side. The yard wall on the boundary is to have a maximum length of **10m**. (refer to item 10.14.1 & fig.1) (Rule)

4.2.4 For all site boundaries adjoining access servitude's: a 0m building line is applied and setback is per the **45° principle**, to be taken from midpoint of servitude. (Rule)

4.3 REAR BUILDING LINES - ALONG GOLF COURSE AND PUBLIC OPEN SPACE:

4.3.1 The **2m** building line will apply to tiled terraces and swimming pools, to occupy no more than **25%** of the erf frontage. The remainder is to be a minimum of **4m** from the boundary. (Rule)

4.3.2 Other structures are to be set back as per building lines. (Refer to figure 1). Building lines along the golf course or public open space are similarly layered. **25%** of the main building facade may extend onto a **4m** building line. The rest must be set back behind an **8m** building line, (illustrated fig 1). Note: the **25%** refers to the distance between the side building lines, i.e., the boundary dimension less the sum of the side building line dimensions. **25%** is one quarter of the total frontage of the building. (Rule)

4.4 STREET CORNER SITE - STREET BUILDING LINES AND SETBACKS:

4.4.1 Street Building Lines are set off the street boundary over which vehicular access is taken and backs will be as for equivalent erven with single street frontage.

5. BUILDING LINE RESTRICTIONS: LAKE HOMES (erf 4 – 138):

All building lines are to conform to the guidelines - the intent is to create spaces between the individual dwellings thus allowing views through to the water bodies of the golf course. Units along the water's edge will undulate as naturally as possible incorporating landscaped reed beds and other features. The setting back of units will create private enclaves. The intention is to create an articulated facade to the street, so it is imperative that cognizance is taken of previously completed dwellings on adjacent sites. (Guideline)

5.1 STREET BUILDING LINES AND SETBACKS:

5.1.1 The street building line is **5m** from the property boundary. (Rule)

5.1.2 Where the boundary is in the center of the road, the street building line is **5m** from the road edge. (i.e.: **7.25m** from the center line of the road). **This is applicable to the dwelling and/ or a screen wall. (Rule)**

5.2 SIDE BUILDING LINES:

5.2.1 Side building lines will be restricted to a minimum of **1m** with an aggregate of **3.5m**. (Rule)

5.2.2 Black plastic coated steel fence as per detail drawings allowed to be erected on side boundaries and suitably concealed with planting. If running parallel to the street is to be set back a minimum of **7m** from the street boundary. Fences can return to screen walls (Refer to fig. 1.) (Rule)

5.3 REAR BUILDING LINES - ALONG GOLF COURSE, P.O.S AND WATER BODIES:

5.3.1 The minimum building line from the golf course or water body boundary may not be less than **1m**. (Rule)

5.3.2 Decks may cantilever over the front building line (lake side and golf course) and onto the boundary line but may not extend over the side building lines. Supporting structures (footings, posts etc.) of the decks must be constructed within the building lines. (Rule)

6. BUILDING LINE RESTRICTIONS: COYOTE CREEK HOMES (erf 409 – 432):

6.1 STREET BUILDING LINES AND SETBACKS:

6.1.1 There will be a **5m** set back line from the curb, this will be enforced. Survey including kerb line required with submission. (Rule)

6.2 SIDE BUILDING LINES:

6.2.1 Side building lines will be restricted to **2.5m** on both sides. (Rule)

6.2.2 No built structures will be permitted within side building lines except for **yard walls**, which will be allowed to extend over the building line to the side boundary, between the **7m** from street and **10m** from golf course or water body side. The yard wall on the boundary is to have a maximum length of **10m** and max **2.1m** in height. (Refer to item 10.14.1 & fig.1) (Rule)

6.3 REAR BUILDING LINES - ALONG GOLF COURSE, P.O.S AND WATER BODIES:

6.3.1 The minimum building line from the golf course or water body boundary may not be less than **1m**. (Rule)

6.3.2 In the case of erven abutting the water body, cantilever wooden decks may extend in the water way servitude. Supporting structures (footings, posts, etc.) of the decks must be constructed within the building lines. (Rule)

7. BUILDING LINE RESTRICTIONS: MOUNT JULIET HOMES (including Erf 501 - 509):

7.1 STREET BUILDING LINES AND SETBACKS:

7.1.1 There will be a **5m** set back line from the curb, this will be enforced. (Rule) Survey including kerb line required with submission.

7.2 SIDE BUILDING LINES:

7.2.1 Side building lines will be restricted to **2.5m** on both sides. (Rule)

7.2.2 Angled building lines will be applied: for double storeys, a **50°** angled line will be projected towards the house, on both sides, from the NGL against the side boundary line and a **45°** angled line for single storeys. No portion of the house may encroach above these lines. (Rule)

7.2.3 No built structures will be permitted within side building lines except for **yard walls**, which will be allowed to extend over the building line to the side boundary, between the **7m** from street and **10m** from golf course or water body side. The yard wall on the boundary is to have a maximum length of **10m** and max **2.1m** in height. (Refer to item 10.14.1 & fig.1)

7.3 REAR BUILDING LINES - ALONG GOLF COURSE AND PUBLIC OPEN SPACES:

7.3.1 The minimum building line from the golf course or water body boundary may not be less than **1m**. (Rule)

7.3.2 The minimum building line of **4m** will apply to properties on the south side of the street, against the Pearl Valley southern boundary fence. (Rule)

8. COVERAGE:

8.1 GENERAL RESTRICTIONS

8.1.1 Coverage on all erven will be restricted to a maximum of **50%** of the area of the erf, this is inclusive of garage, covered verandas, patios, and balconies (all covered areas). (Rule)

8.1.2 A minimum floor area of **150m²**, exclusive of garage, outbuildings, and garden structures, is being prescribed for all **Residential Homes**. (Rule)

- 8.1.3** The area of the first storey is limited to a maximum of **60%** of the gross lower floor enclosed area for **Residential, Coyote Creek and Mount Juliet Homes**. (Rule)
- 8.1.4** The area of the first storey is limited to a maximum of **75%** of the gross lower floor enclosed area for **Lake Homes**. (Rule)

9. FORM SCALE AND PROPORTION:

9.1 RESIDENTIAL ERVEN

- 9.1.1** Plan forms must be composite rectangular, i.e., composed of rectangular and/or square forms. (Rule)
- 9.1.2** Garages should be seen as integral parts of residential homes: free standing garage buildings will not be permitted unless linked to the residence by means of a structure. Flat linking roofs may connect pitched roof structures but may not exceed 3m. (Rule)
- 9.1.3** A maximum of 3 side-by-side garages will be permitted per erf, including a golf cart store. No more than 2 garage doors will be permitted on a single erf. The maximum height of the garage door should not exceed 2.8 m. Single door maximum width = 3m. Double door maximum width = 5.5m. (Rule)
- 9.1.4** The use of roof space as a second storey is encouraged in order to reduce the height of roofs and with the reduced permissible upper area, to further soften the overall massing and roof-scape. (Guideline)
- 9.1.5** A height restriction of maximum 9m for erven > 1200m² measured from the existing natural ground level will be applicable to all double story building parts and single-story building parts may not exceed 7.5m: further height restrictions are prescribed by the 0-meter, 45° principle, this to bring about setbacks in order to control the massing of adjacently positioned residential homes. (Rule). All section and elevation plans must show the surveyed levels.
- 9.1.6** The building should be designed so that the roof over the double storey is integrated with single storey roofs.
- 9.1.7** The building should have an articulated plan form, long flat facades are not permitted. (Rule)
- 9.1.8** The building is to be seen as an articulated plan under a large or dominant roof shelter of geometric proportion, the walls defining the living areas under the dominant roof. Openings are to be large, yet shaded, connecting with the landscaped exterior. (Rule)

9.2 LAKE HOMES (erf 4 - 138)

- 9.2.1** All units are to have 2 floors, the second to be incorporated within the roof space. The reduced permissible upper area (see 9.2.2 below) will further soften the overall massing of the roof scape. (Rule)
- 9.2.2** Second storey habitable space may not exceed 75% of the ground floor. Habitable space will be calculated below a height of 2.4m above the finish floor level. In order to maintain the reasonable proportion for the building the ground floor to eaves may not exceed 4.6m from the existing natural ground level. This area must include double volumes except the actual staircase area. All balconies will be excluded. (Rule)
- 9.2.3** A height restriction of maximum 9.3m measured from the existing natural ground level to the ridge of the roof will be applicable to all golf lodges. (Rule)
- 9.2.4** The building must have an articulated plan and be of sound architectural proportions with no long flat facades. (Rule)

9.2.5 Provision has been made for carports integrating into a golf-cart store. This can be replaced with a garage, low-rise structure of predominantly timber lattice design, incorporating lightweight type roof. Minimum one double carports, double garage or single of each. Golf- cart storage can be added but attached to the house. These structures are to be integrated into the landscape. (Rule)

9.3 COYOTE CREEK HOMES (erf 409 – 432)

9.3.1 Second storey habitable space may not exceed 60% of the ground floor. This area must include double volumes except the actual staircase area. All balconies will be excluded. (Rule)

9.3.2 A height restriction of maximum 8.8m measured from the existing natural ground level to the ridge of the roof will be applicable to all Coyote Creek Homes. (Rule)

9.3.3 The building should have an articulated plan and be of sound architectural proportions with no long flat facades. (Rule)

9.3.4 Garages may be independent structures from the main building and must have pitched roofs with pitches matching the main structure. There may be a Minimum of one double carport, double garage, or single of each. Golf cart storage can be added but attached to the house. These structures are to be integrated into the landscape. (Rule)

9.4 MOUNT JULIET HOMES (including erf 501 – 509)

9.4.1 Second storey habitable space may not exceed 60% of the ground floor. This area must include double volumes except the actual staircase area. All balconies will be excluded. (Rule)

9.4.2 A height restriction of maximum 8.8m measured from the existing natural ground level to the ridge of the roof will be applicable to all Mount Juliet Homes, as well as erf 501 - 509. (Rule)

9.4.3 The building should have an articulated plan and be of sound architectural proportions with no long flat facades. (Rule)

9.4.4 Garages may be independent structures from the main building and must have pitched roofs with pitches matching the main structure. There may be a Minimum of one double carport, double garage, or single of each. Golf cart storage can be added but attached to the house. These structures are to be integrated into the landscape. (Rule)

10. ARCHITECTURAL ELEMENTS:

10.1 WALLS:

10.1.1 Material: Malmesbury Shale or Natural Table Mountain Sandstone, to match that on the Estate in hand chopped, natural or uneven random sizes is the only stone finish permitted. (Rule)

10.1.2 Wall Finishes to be either: Smooth sponge plaster and paint, lightly textured plaster & paint. (Rule)

10.1.3 Plaster or stone plinths or similar approved plaster coat described above, to a height of 600mm above finished floor level, will be allowed. (Rule)

10.1.4 Combination of natural stone wall, or of other approved plaster wall elements will be allowed. No quoining or banding is permitted. (Rule)

10.1.5 Plaster surrounds around window and door openings, quoining and Spanish plaster will not be allowed. (Rule)

10.1.6 Corbelling or stepped out plaster brick detailing is not acceptable as features on walls. Corbelling and plaster mouldings may only be used at the top of parapet walls to flat roofed garages. (Rule)

10.1.7 Natural hardwood Timber Cladding may be used subject to a sample submitted to the PHOA and approved by the Design Review Committee.

10.2 COLOURS:

Colours must be selected from the HOA approved coloured chart, a single field colour with the specified accent colour, (only 1x accent colour) may be used. Should an accent colour be used, a plan must be submitted to the HOA for approval indicating the intended use of the accent. The walls are to be predominantly finished in the main colour with the accent colour used sensitively. **The accent colour may not exceed 25% of all solid elements. Gables may not be finished in accent colours.**

These colours to supersede the old Pearl Valley colour chart.

Paint colours: Plascon

Accent colours are only to be used with the main colour specified, if required.

MAIN COLOURS

DRIED LEAF 25 E19-1 (Main Colour)

WINTER SAVANNA 27 (Accent colour only)

LIGHT STONE 68 E19-3 (Main Colour)

GENEVA MORN 51 + CITY FOG GR-N01 (Accent colour only)

ANTIQUE PETAL 43 (Main Colour)

GENEVA MORN 51, CITY FOG GR-N01, OFF SHORE 50 (Accent Colour only)

MANDARIN TUSK 49 (Main Colour)

GENEVA MORN 51, CITY FOG GR-N01 (Accent colour only)

PLASTER 61 (Main Colour)

GENEVA MORN DC17 51, BEIJING MOON 63 (Accent colour only)

LANDING 67 (Main Colour)

RIVER CLAY 69 (Accent colour only)

10.3 ROOFS:

10.3.1 Form:

- a. Pitched roofs are regarded as prominent elements within the overall architectural context. Main roofs are to generally be pitched roofs with hipped ends (Rule)
- b. Limited gable ends will be permissible, but parapet gables will not be accepted. (Rule)
- c. Louvered roof vents may be incorporated into gable ends. Roof tiles are to project over the top edge of the bargeboards. (Rule)
- d. Secondary roofs (e.g., veranda roofs) will generally be lean-to or integrated as part of the main roof structure. (Rule)
- e. The pitch on pitched roofs may be reduced at the eaves by means of sprockets. (Rule)

10.3.2 Materials:

- a. Pitched roofs are regarded as prominent elements within the overall architectural context and therefore must be either slate tile or thatch. (Rule)
- b. Thatch roofs to be minimum 180mm thick with eave ends cut square. (Rule)
- c. Flat roof portions will be allowed as links between pitched roof elements, to simplify roof plans or to create shade for large windows. The extent of flat roofs is limited to 30% of the total area of the roof measured on plan. All flat roofs are to be constructed of concrete and to have a finishing layer of grey stone chip laid over any waterproofing. (Rule)
- d. Concrete flat roofs, which may be visible from other buildings, must be covered with crushed stone chips. (Rule)

10.3.3 Pitch:

- a. All thatched roofs may vary between 40° and 45°. (Rule)
- b. The pitches of slate roofs may vary between 40° and 45°. (Rule)
- c. The pitches of slate roofs may be reduced to 15° to cover verandas and sprockets, i.e., Secondary elements. (Rule)

10.3.4 Gable ends:

- a. Gable ends should have a minimum roof overhang of 300mm. (Rule)
- b. The gable ends of slate roofs should be finished off with bargeboard painted to match gutters with a maximum width of 210mm under slate tiles. (Rule)

10.3.5 Eaves:

- a. A minimum eaves overhang of 600mm is prescribed for both slate and thatch all around the roof overhang, with the eave facing the golf course a min of 1m overhang. (Rule)
- b. Eaves and/or pergolas may project a maximum of 1m over building lines with no ground support. (Rule)
- c. Eaves closures to slate roofs may be raked, painted the same colour as the walls or fascia. (Rule)

10.3.6 Fascia gutters and down pipes:

- a. Gutters are to be of seamless aluminium type, gutters are to match roof colour. (Rule)
- b. Gutters and downpipes will be as inconspicuous as possible. Down pipes to be the same colour as walls. (Rule)
- c. Gutters and gutter spouts will discharge rainwater down a downpipe or chain into catch pit and drain directly into main stormwater system or into water body (i.e., man-made estate lakes). (Rule)
- d. Truss extensions are to be chamfered generously to tie in with fascia widths of 144x30mm. (Rule)
- e. Any soak-aways and underground storage tanks are to be designed by an Engineer and details submitted to Pearl Valley Development Office for review prior to commencement of construction. (Rule)

10.3.7 Roof windows and dormers:

- a. Prefabricated roof windows fitted in the slope of the roof, which consist of flat glass in a timber frame, will be accepted for both thatched and slate roofs. (Rule)
- b. Faces of dormers should be glazed or should be a continuation of the wall surface.
- c. The shape of dormer windows is restricted to pitched dormers or could be formed by soft undulating curves. (Rule)

10.3.8 Colour:

- a. The colour of natural stone slate roofs is limited to selected black, charcoal, or dark blue silver. No multi-colour and no browns. (Rule)
- b. Ridge capping on thatch roofs to be painted to match walls. (Rule)
- c. Exposed Gum Poles on thatched roofed houses to be clear treated. (Rule)
- d. Colour of gutters to be black or Charcoal. Downpipes to match wall colour. (Rule)

10.3.9 Concrete flat roofs:

- a. Concrete flat roofs are to be limited to 30% of the roofed area and must have level parapet walls, these are intended as connecting elements between pitched roofs. Balconies are included in the 30% allocation. (Rule)

10.3.10 PV Panel or Solar Collector Panels:

- a. 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 coloured to match the roof finish. Installation and extent must be shown on the submission drawings. (Rule)

10.4 CHIMNEYS:

10.4.1 Form and material:

- a. Chimneys will be of masonry construction, rectangular, plastered and painted or natural stone. (Rule)
- b. Flue pipes will be concealed within chimneystacks of masonry or stone construction. (Rule)
- c. Chimney cowls allowed rectangular turbo type galvanised and painted black.

10.5 WINDOWS:

10.5.1 Material and colour:

- a. Selected hardwood with dark natural finish or powder coated Aluminium, only in Black or dark admiralty grey, charcoal, or matt graphite grey colour. (Rule)

10.5.2 Proportions and positioning:

- a. Window proportions can vary from vertical to square. NO horizontal proportioned windows will be permitted, the exception will be as per point 10.5.2.f below. The width must be less than the height of the window. (Rule)
- b. Large, glazed door openings are permitted. These should be articulated by division into

vertically proportioned elements. (Rule)

- c. All large, glazed openings need to be 'shaded' by a minimum overhang/eaves/ pergola or shading device of 1m. (Rule)
- d. Windows should be sliding-sash windows, without mullions, or horizontal sliding windows to accommodate shutters. Side-hang windows are allowed where shutters are not incorporated.
- e. Burglar bars not permitted. (Rule)
- f. Clerestory windows of horizontal proportion will be permitted, if positioned directly under the eaves to a maximum of 900mm deep, from below the line of the eaves. (Rule)

10.6 GLAZING:

10.6.1 Material:

- a. Glazing should generally be done in clear glass - in exception cases grey tint or performance glass may be considered. (No colour glass). (Rule)
- b. The use of sandblasted glass will be accepted in certain instances.
- c. Reflective glass will not be permitted.

10.7 DOORS:

10.7.1 Material and Colour:

- a. Generally to match window material and colour. Colour and materials to windows. (Rule)

10.7.2 Type:

- a. External doors should generally be sliding doors or folding stacking doors. (Guide)
- b. Deep overhangs, verandas or pergolas must shade large, glazed door areas. (Rule)
- c. The front door can be of a contemporary design. Elaborate or figuratively carved front doors are not permitted. (Rule)

10.8 SHUTTERS:

10.8.1 Material and Colour:

- a. Shutters should be painted timber to match walls or anodised or powder coated aluminium. The colour of the shutters should generally match the colours of the doors and windows.

10.8.2 Type:

- a. Shutters are to be of an angled louvre type, either sliding or side hung, and must be operational. (Rule)

10.9 GARAGE DOORS:

10.9.1 Material and Colour:

- a. Garage doors must match door and window material and colour. (Rule)

10.9.2 Type:

- a. Doors should be of the horizontal traditional weather-board range, solid timber sectional overhead range, or epoxy coated aluminium or (Rule)
- b. Curved or elaborate integrated window design in doors will not be permitted. (Rule)
- c. Patterned garage doors are not permitted. (Rule)

10.10 BALCONIES:

10.10.1 Type:

- a. Balconies must have concrete or masonry up stands, topped with reduced height, simple designed balustrades. (Rule)
- b. Drainage to be via full-bore or pipe outlets, which must not face the street or golf course. (Rule)
- c. Balconies may not encroach any neighbors' privacy.

10.11 BALUSTRADES:

10.11.1 Material and Colour:

- a. Natural hardwood timber (sample to be approved by the Design Review Committee), aluminium or stainless-steel posts with stainless wires or glass infill panels. Glass balustrades will be allowed. (Rule)
- b. Black anodized or powder coated aluminium, or metal painted black. (Rule)

10.11.2 Type:

- a. To be designed using a combination of vertical and horizontal elements only, no diagonals, curves, frills, or netting, etc. (Rule)

10.12 PERGOLAS and VERANDAS:

10.12.1 General:

- a. Pergola designs are to be simple, using natural hardwood timber (colour to be approved by the Design Review Committee) or aluminium (colours to match windows), large section or combination double post with spacers. (Rule)
- b. The use of verandas and pergolas as sun-control and screening mechanisms is encouraged. (Guideline)
- c. Supports for verandas and pergolas must be plain square, plastered columns or as described above and it being a structure, it must be within the building lines. (Rule)
- d. Tubular steel sections matching that of timber, painted to approved colour chart can be considered for all the above. (Rule)

10.13 LIGHTING:

10.13.1 External Lighting Philosophy:

- a. To preserve the natural sky effect at night, all external lights shall be recessed brick lights at max 300mm above finished ground level. Full specification and illustration of all external lighting and position to be included on both plans and elevations.

- b. Given the intent of the lighting control architects are encouraged to limit, or omit, external lighting as far as possible to look to preventing “light spill” from patios and homes onto adjoining areas.
- c. 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 spills and light pollution are strongly encouraged.
- d. In addition to the above, two low wattage downlighters may be fitted in any slab or ceiling above the front door or two modern styled low wattage lights may be fixed alongside the entrance door.
- e. The use of floodlights, wall washes, neon strip lighting, up and down lighters and other feature lighting is expressly prohibited.

10.14 YARD WALLS, BOUNDARY WALLS, RETAINING WALLS and FENCES:

10.14.1 Drying Yards:

- a. Only one drying yard or service yard is permitted where this extends over the side building line, onto only one of the side boundaries, between the 7m street and 10m golf course / water body setback. (Refer to Fig 3.b). (Rule)
- b. Yard walls enclosing drying and service yards, should be a maximum 2.1m in height, a maximum 10m in length and should be constructed of approved plastered masonry or approved natural stone. (Rule)
- c. Yards are to be accessible for refuse removal, (refuse may be sorted, i.e., more than one bin space required). (Rule)
- d. Gas bottles are to be stored in the correct gas enclosures, within the drying or service yard. (Rule)
- e. Yard walls abutting access servitudes, must be stone clad. (Rule)

10.14.2 Fenced Enclosures:

- a. Private, fenced enclosures may be erected on individual erven. These enclosures should generally be extensions of street boundary screen walls, (as illustrated – refer to fig. 1). The fences should be setback from building frontages onto the golf course, and enclosures may not take up more than 40% of total boundary length of individual erven. (Refer Fig. 1). (Rule)

10.14.3 Boundary Walls:

- a. The use of street boundary walls will be restricted as per 4.1.1. These walls are to be plastered masonry or clad with approved natural stone. (Rule)

10.14.4 Fences:

- a. Side boundaries may be demarcated by means of a 1.5m high densely planted, black plastic coated, steel palisade fencing with square steel intermediate posts matching those on the Estate. (Refer to Fig. 2). (Rule)
- b. All fencing erected within the golf course view should be steel palisade fencing, as per Estate’s Building Manual. Fence panel sections must be removable for emergency access by being bolted to one side. (Refer to Fig. 2). (Rule)

10.14.5 Retaining Walls:

- a. Any retaining walls complete with full details are to be submitted with the Building Plan Application. (Rule)

10.15 GARDEN GATES:

10.15.1 General:

- a. Heights should match those of yard walls, entrance structure and fences, or be proportioned appropriately and be made of the same material and colour as windows and doors. (Rule)

10.16 SWIMMING POOLS:

10.16.1 General:

- a. The pool pump and filter must be screened from view. These enclosures are to be located within building lines of the main building structure and not to be visible from the golf course or street. (Rule)
- b. All swimming pools need to be enclosed as stipulated in the National Building Regulations. Either the erf boundary or the pool area needs to be fenced off with pool fencing. Pool fencing to be as per the approved detail. (Refer to Fig 2 – painted black). (Rule)
- c. Swimming pool backwash or wastewater must be discharged into the house private sewerage system or as required by the Local Authority. (Rule)
- d. All pool netting and thermal sheeting is to be black.
- e. Pool heating panels may not be visible from the road or golf course and must be indicated on the roof plan and elevations.

10.17 DRIVEWAYS & FOOTPATHS:

10.17.1 General:

- a. No driveway's width shall exceed 6m continuously without a landscaped break of at least 1m between the garage door and the street. (Rule)
- b. Materials for driveways and paved footpaths shall conform to those used on the Estate's Road paving.

10.17.2 Materials:

- a. Brown exposed aggregate with or without De Hoop red border.
- b. 50/50 Villiersdorp Grey / Hornfell with or without Charcoal cobble border.
- c. 50/50 Villiersdorp Grey / Brown exposed aggregate with or without De Hoop red border.
- d. Alternatively, Smartstone (colour Natural) or Revelstone (colour Grey Blend) cobbles may be used. Cobble sizes to be either, 110x110mm or 150x150mm. (rule) Only one colour may be used in an installation. No red border is allowed with the installation of cobbles (rule).

10.17.3 Sleeves:

- a. Allowance needs to be made for 2 x 110mm diameter sleeves under the driveway, parallel to the road kerb and 1m away from the edge of the kerb/sidewalk. (Rule)

11 OTHER ELEMENTS:

- 11.1 All **Waste and Soil Pipes** will be concealed within walls or ducts, so as not to be exposed to exterior. (Rule)
- 11.2 **Boreholes** and wellpoints are not permitted. (Rule)
- 11.3 **Photovoltaic installations** are permitted where mounted in the plane of the roof, photovoltaic panels may be:
- glass on glass (bi-facial) systems with shallow frames black or dark grey finish will be permitted where the frame depth does not exceed 30mm with a 10mm lip onto the upper surface. (rule)
 - glass on vinyl or black backed systems with frames in black or dark grey finish. (rule) **Other solar collectors and systems** are to be mounted in the plane of the roof and the framing is to be black or coloured to match the roof. (rule)
- Full details and specification of any installation are required for approval before work commences. (rule). A roof plan and elevation, drawn to scale, of the proposed installation is to be submitted to the Design Review Committee for approval. These plans are also to be approved by the Local Authority and a copy of the approved application is to be available on site for inspection by the building control office.
- 11.4 **Washing Lines**, waste storage **Bins** and **Dog Kennels** must be totally screened, within walled service yards or drying yards. (Rule)
- 11.5 Permanent canvases, metal or other **Awnings** will be considered based on merits.
- 11.6 **Boats and Caravans** should be kept on the owner's property and should not be visible from the street or golf course. (Rule)
- 11.7 No large **Carports** allowed. (Rule)
- 11.8 All **Radio, Television Aerials** and **Satellite Dishes** (painted as per wall colour) should be positioned as unobtrusively as possible. Design, position, and size are subject to PV HOA approval. Please note that the proposed satellite dish position needs to be pointed out to the Building Controller, prior to installation. (Guideline)
- 11.9 **Swimming Pool Pumps** are to be suitably screened - Full details to be shown on drawings. (Rule)
- 11.10 **Air Conditioning Units** are generally located at ground level and concealed with a screen. Condenser or A/C units on the 1st floor are to be completely concealed behind parapet walls or in roof voids. Screening of units at first floor level is to be an integral part of the overall design of the house and no isolated screens will be accepted. No condenser units may be visible from roads and golf courses. Screen details are to be submitted with plans. (Rule)
- 11.11 **Signage and Post Boxes**, Small numbered steel signs are permitted. Laser cut outs will be permitted max 220x450mm vertical or horizontal. Signage to be indicated on drawings.
- 11.12 No **Staff Accommodation** should be nearer the street than the main building and must be contained under the same roof or integrated into the overall design. Staff accommodation and kitchen areas should open onto screened yards or patios. (Guideline)
- 11.13 All plans must indicate at least one **Enclosed Garage**, and this must be built in conjunction with the original dwelling. (Rule)
- 11.14 **Garden Sheds, Wendy Houses and Trailer Storage** must all be well screened from the road and golf course and only permitted within side building lines. (Rule)

11.15 All houses must allow for the **Recycling** of kitchen waste with approved refuse removal points.

11.16 **Golf Ball Netting** is not encouraged on the golf course side, but rather along the side of the house facing oncoming golfers. This will be adjudicated on merit. The Homeowner must submit an application to pearl valley HOA aesthetics committee. The net will be accepted if the following approvals are granted:

- a. The consent from the adjacent neighbours.
- b. The approval from the Golf Committee.
- c. The approval from the Aesthetics Committee.

The structure shall be built with steel frames and will be painted black. The complete structure should not be higher than 3m from the NGL. The net will be 1.5m from the boundary and densely planted with trees and or shrubs. The approved netting is the **Trawl netting 400/30** or similar approved. Colour of netting must be preferably black and needs to be approved by the HOA before installation. (Rule)

11.17 **Generators**. Refer estate rule 10.6 for operating times. (Rule)

Any installation of a generator, whether purchased or rented, and irrespective of output or portability, requires approval.

The following are the requirements for the installation of generators:

Specifications: Only Ultra Silent Generators will be allowed, noise levels, to comply with relevant Government legislation.

Location:

May not be installed on COMMON PROPERTY (pavements, greenbelts, and roads).

May not be visible from the road, common property, or the Golf Course. Planting or other screening may be required.

Fire safety: must not be within 1m of boundary.

All fuel to be stored in leak-proof/airtight containers specifically designed for such storage e.g., Jerry cans.

Potential for noise disturbance – whilst it is accepted that generators are noisy, attempts should be made to position them for minimum impact on neighbours.

Sufficient ventilation to prevent fumes build-up is required. If the unit is not to be used externally then full details will be required of venting in accordance with National Building Regulations.

Requirements for Approval – Portable Generators: This applies to small portable generators that are not connected into the existing electrical circuits / distribution board, but merely have an extension cord that electrical appliances may be plugged into; A site plan showing the location of intended operating position including proximity to boundary wall needs to be submitted for approval prior to use to assess fire safety; Full details of the generator to be purchased needs to be detailed in the application for approval. Such plans can be submitted directly to HOA for approval.

Any generator that is intended to be permanently connected into the existing electrical circuits/distribution board must be installed by a qualified electrician and the appropriate compliance certificate issued. A copy of the certificate must be lodged with the HOA who will attach this to the approved site plan, a copy of which is retained at the office for future reference; A site plan showing the location of the intended position including proximity to boundary walls needs to

be submitted for approval prior to installation.

Full details of the generator to be purchased needs to be detailed in the application for approval.

11.18 All **Construction Sites to be Enclosed** by minimum 75% dark green shade cloth (1800mm high). Shade cloth must be contained within a frame to avoid stretching and bagging. (Rule) Shade cloth may not have any holes and must be securely erected for all wind conditions. (Rule)

11.19 All **Containers, Huts, and Portable Toilets** to be painted dark green or grey. (Rule)

11.20 All **Consultants' Boards** to be applied for by the HOA. (Rule)

11.21 **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.

NOTE: DETAILED SPECIFICATIONS AND ANNOTATIONS ARE TO APPEAR ON ALL DRAWINGS:

“All materials, finishes, glazing and paving to be strictly according to guidelines.”

12 LIST OF ILLUSTRATIONS:

FIG. 1: Building lines of typical residential units with reference to building lines, yard walls, screen walls and fencing enclosure.

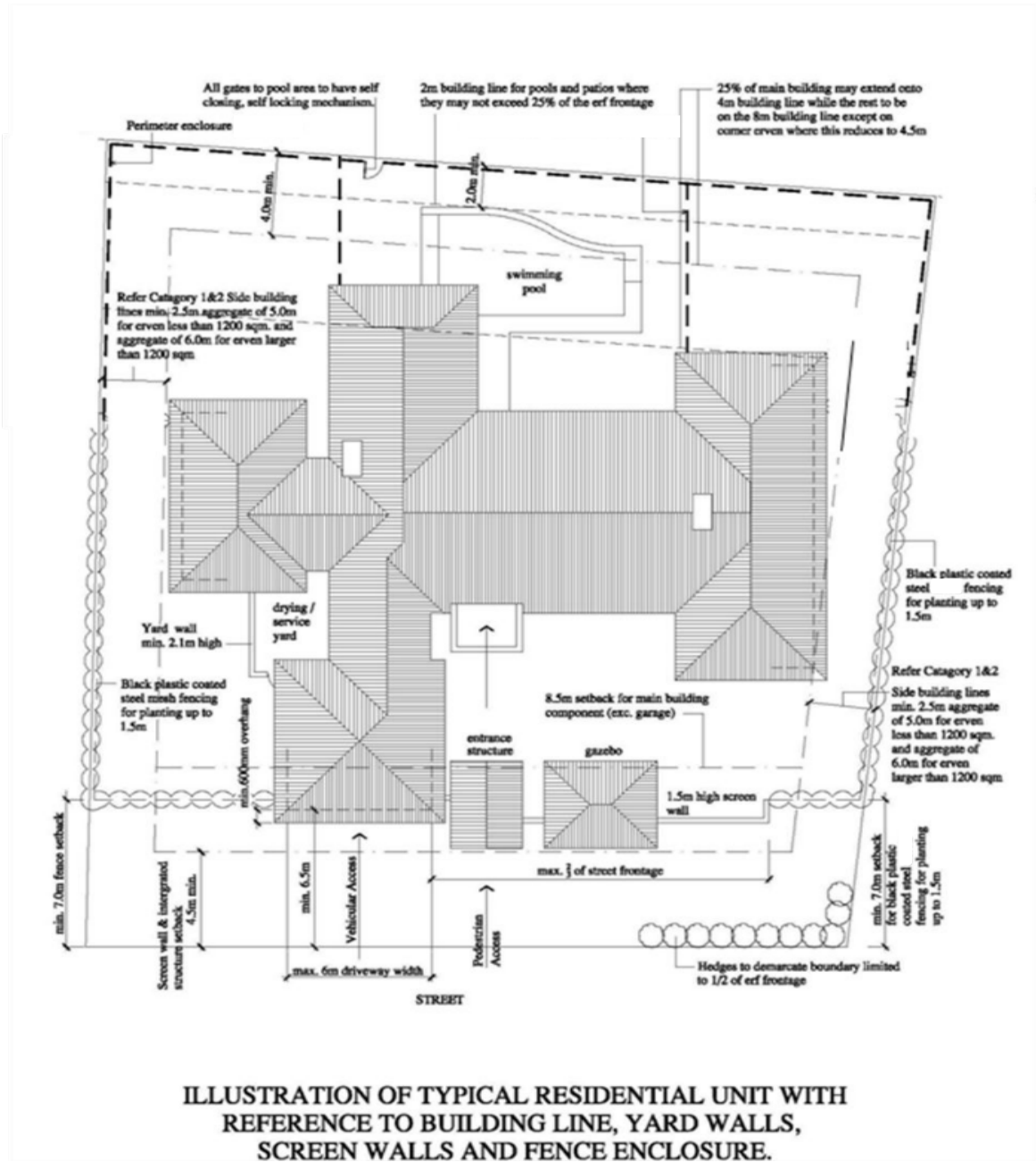
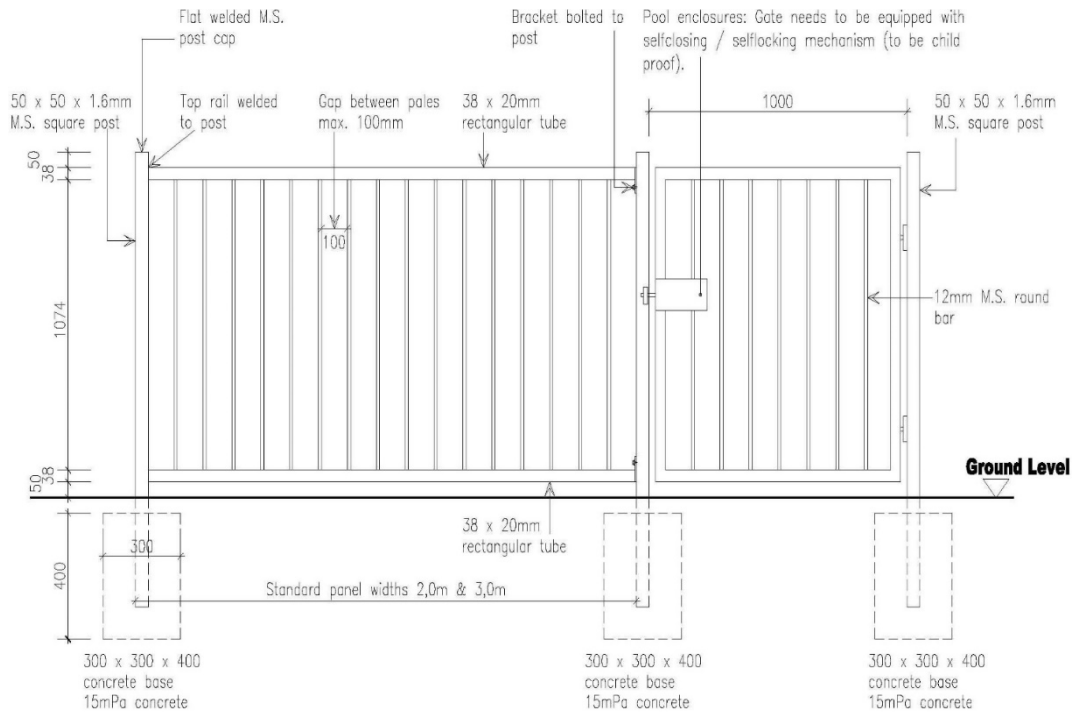


FIG. 2: Steel fencing detail



Steel Fence Detail

Finish:- Hot dipped galvanised & then epoxy powder coated

13 PLAN SUBMISSION AND PAYMENT PROCEDURE:

13.1 The following payments must be made and are to accompany all building and landscape plan submissions:

13.1.1 New Submissions, Alterations and Additions and Rider Plans:

Refer fees chart on PV HOA Website <https://www.pvhoa.co.za/> payable to Dennis Moss Partnership.

N.B. The above-mentioned payments are subject to escalation to a minimum rate of 10% p.a. and may be reviewed at any time at the discretion of the Pearl Valley Homeowners Association.